

LOT 72
IN OR 2050/891
HAMPTON LAKES #1 PB 7/252

AVINO GENEVIEVE A
85066 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0072-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2.5 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	216,883
FGR	428	55	235	28,762
FOP	136	30	41	5,018
FOP	190	30	57	6,976
FUS	900	100	900	110,155
STR	70	10	7	857
UAT	132	10	13	1,591
TOTALS	3,628		3,025	370,243

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,025	106.2600	126.18	381,694	2016	2016	0	0	0	3.00	97.00
1 SNGL FAM - 100% - 2019						Heated Area: 2672		HX Base Yr 2019				