

LOT 108
IN OR 2243/103
HAMPTON LAKES #1 PB 7/252

MCDONALD WALTER K & JOAN B L/E/
85405 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0108-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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
BAS	2,706	100
FGR	694	55
FOP	196	30
FSP	394	40
TOTALS	3,990	3,305

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,305	112.2400	133.28	440,490	2017	2017	0	0	0	2.00 98.00

1 SNGL FAM - 100% - 2019

Heated Area: 2706

HX Base Yr 2019

FSP 2017

BAS 2017

FGR 2017

FOP 2017

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

MLU