

LOT 131
IN OR 1989/1908
HAMPTON LAKES #1 PB 7/252

BEDFORD CHARLES MAX & AMY BETH
85161 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0131-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		2 100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	282,196
FGR	462	55	254	31,437
FOP	52	30	16	1,981
FOP	216	30	65	8,045
TOTALS	3,010		2,615	323,658

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,615	110.8800	131.67	344,317	2010	2010	0	0	0	6.00	94.00
1 SNGL FAM - 100% - 2016												
Heated Area: 2280												
HX Base Yr												
The diagram shows a floor plan with three labeled areas: FOP 2010 (top right), BAS 2010 (center), and FGR 2010 (bottom left). Dimensions are provided for various segments: 20, 22, 13, 10, 7, 4.2, 19, 34, 57, 21, 5, 9, 4.2, 7, 12, 12, 14, 13, 22, 21, 10, 5, 12, 21, 10, 7, 4.2, 19, 10,												