

LOT 86
HAMPTON LAKES PHASE IV-A
OR 2343/796

BROWN ALAN H & JOHNNY P
85377 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0086-0000



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 Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	2,842	100
FGR	673	55
FOP	39	30
FSP	200	40
PTO	360	5
TOTALS	4,114	3,322

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,322	109.2960	129.79	431,162	2020	2020	0	0	0.50	99.50

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SNGL FAM - 100% - 2021

Heated Area: 2842

HX Base Yr 2021

Site map showing property boundaries and features. Labeled areas include PTO 2020, FSP 2020, BAS 2020, and FGR 2020. Dimensions are provided for various sections of the property.

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

MLU