

LOT 151
HAMPTON LAKES PHASE IV-B
OR 2320/460

STEWART GREGORY LEE/MELTON MARY KATHERINE
85042 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0723-0151-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,282	100
FGR	587	55
FOP	25	30
FSP	165	40
TOTALS	3,059	2,679

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	123.9840	111.90	299,780	2021	2021	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2022Heated Area: 2282HX Base Yr 2022

Diagram showing property boundaries and internal features. The lot is 16' wide at the top, 66' wide at the bottom, and 45' deep. It includes a 15' x 15' area labeled 'FSP 2021' and a 25' x 10' area labeled 'FGR 2021'. The total area is 2,282 sq ft.

BLD DATE	03/06/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023

MLU