

LOT 110  
IN OR 2145/558  
HAMPTON LAKES #2 PBK 8/165

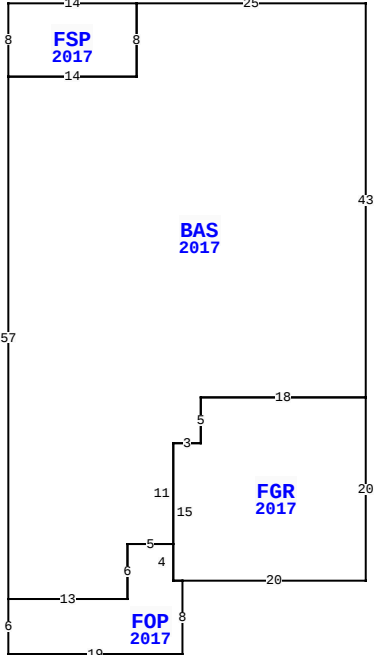
MACCOLL A & DIANE E RODEN LVG TRUST/MACCOLL A TRUS  
85254 CHAMPLAIN DR  
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0110-0000



| 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 70     |              |                      |
| Interior Floo            | 14                | CARPET 30        |              |                      |
| 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                 | 0100SINGLE FAMILY |                  |              |                      |
| MAP NUM                  |                   | MKT AREA         | 04           |                      |
| NEIGHBORHOOD/LOC         | 4085.00           |                  |              |                      |
| AREA TYPE                | TOTAL GROSS AREA  | PCT OF BASE      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,946             | 100              | 1,946        | 264,322              |
| FGR                      | 405               | 55               | 223          | 30,290               |
| FOP                      | 146               | 30               | 44           | 5,976                |
| FSP                      | 112               | 40               | 45           | 6,112                |
|                          |                   |                  |              |                      |
| TOTALS                   | 2,609             |                  | 2,258        | 306,700              |

| MARKET ADJUSTMENTS                                                                |     |           |             |                |                |      |      |      |      |      |        |
|-----------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900                                                                              | 01  | 2,258     | 116.7180    | 138.60         | 312,959        | 2017 | 2017 | 0    | 0    | 2.00 | 98.00  |
| 1 SNGL FAM - 100% - 2018 Heated Area: 1946 HX Base Yr 2018                        |     |           |             |                |                |      |      |      |      |      |        |
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