

BLOCK 3 LOT 40
FPL ESMT IN OR 384/148
SPRING HILL SUB 2 PB 5/35

HEMPHILL JAMES P & AMY M
940759 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

45-2N-28-550B-0003-0400



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4004.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	1,740	159,546
DCK	336	10	34	3,118
FOP	210	30	63	5,777
TOTALS	2,286		1,837	168,441

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,837	129.3750	97.03	178,244	2006	2010	0	0	0	5.50	94.50

2 SFR MODULR - 100% - 2023

Heated Area: 1740

HX Base Yr 2023

24

DCK

2019

14

14

24

44

14

30

14

58

30

7

FOP

2006

BLD DATE		LGL DATE	
YE DATE		L AND DATE	05/26/2023

MI