

LOT 109
IN OR 2100/1090
NORTH HAMPTON PHASE 1 PB 6/215

PLATT SUSAN H/WALTRIP JOHN L
86370 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0109-0000



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	14	CARPET 70		
Interior Floo	11	CLAY TILE 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories		0 0 100		
Units		0 0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	1,802	240,234
FGR	496	55	273	36,395
FOP	56	30	17	2,267
FSP	161	40	64	8,532
TOTALS	2,515		2,156	287,427

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,156	117.2031	146.50	315,854	2005	2005	0	0	9.00	91.00

1 SNGL FAM - 100% - 2018

Heated Area: 1802

HX Base Yr 2018

FSP 2005

BAS 2005

FOP 2005

FGR 2005

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE