

LOT 199
IN OR 2035/1045
NORTH HAMPTON PHASE 1 PB 6/215

BAUDEK BRAD O & TONYA L
85287 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0199-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 60		
Interior Floor	11	CLAY TILE 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	1.5	1.5 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC	4043.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2,204	298,419
FGR	735	55	404	54,701
FOP	51	30	15	2,031
FOP	120	30	36	4,874
FUS	470	100	470	63,638
PTO	150	5	8	1,083
STR	51	10	5	677
TOTALS	3,781		3,142	425,424

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,142	112.2492	140.31	440,854	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2017 Heated Area: 2674 HX Base Yr 2017											