

LOT 205  
IN OR 2115/340  
NORTH HAMPTON PHASE 1 PB 6/215

PATTERSON LESTER JR & MACKENZIE  
86019 SHELTER ISLAND DRIVE  
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0205-0000



| 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           | 11               | CLAY TILE 60     |              |                      |
| Interior Floor           | 14               | CARPET 40        |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 5 100            |              |                      |
| Bathrooms                |                  | 4 100            |              |                      |
| 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                      | 2,536            | 100              | 2,536        | 343,421              |
| FGR                      | 622              | 55               | 342          | 46,313               |
| FOP                      | 65               | 30               | 20           | 2,709                |
| FSP                      | 208              | 40               | 83           | 11,239               |
| FUS                      | 681              | 100              | 681          | 92,220               |
| STR                      | 84               | 10               | 8            | 1,084                |
|                          |                  |                  |              |                      |
| TOTALS                   | 4,196            |                  | 3,670        | 496,986              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 3,670     | 112.2660    | 140.33         | 515,011        | 2016 | 2016 | 0    | 0    | 3.50 | 96.50  |

1 SNGL FAM - 0% - 0

Heated Area: 3217

HX Base Yr

FSP 2016

BAS 2016

FGR 2016

FOP 2016

FUS 2016

STR 2016

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