

LOT 273
IN OR 1103/1304
NORTH HAMPTON PHASE 1 PB 6/215

BROWN DARLENE T
85000 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0273-0000



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 Floor	11	CLAY TILE 60							
Interior Floor	14	CARPET 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. 1. 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	2,135	100	2,135		288,439				
FGR	599	55	329		44,448				
FOP	126	30	38		5,134				
FOP	247	30	74		9,997				
TOTALS	3,107		2,576		348,018				

EXTRA FEATURES							85000 WAINSCOTT CT, FERNANDINA BEACH				INC DATE						AG DATE			
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/ XF MKT VALUE	NOTES			
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010				
2	0812	CONCRETE C	0	100	0	0	1,644.00	SF	4.00	4.00	100	2002	2002	3	82	5,392				
3	0861	POOL GUNIT	0	100	0	0	540.00	SF	85.00	85.00	100	2005	2005	3	40	18,360				
4	0877	JACUZZI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	24	480				
5	0911	SCRN RM A	0	100	0	0	1,424.00	SF	17.50	17.50	100	2005	2005	3	24	5,981				
6	0855	CONC PAVER	0	100	0	0	850.00	SF	10.00	10.00	100	2005	2005	3	86	7,310				