

LOT 300
IN OR 2023/1543
NORTH HAMPTON PHASE 1 PB 6/215

ALTMAN SUSAN LYNN
85194 SHINNECOCK HILLS DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0300-0000



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		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.	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, 621	100	2, 621	330, 978
FGR	579	55	318	40, 157
FOP	35	30	10	1, 263
FOP	214	30	64	8, 082
TOTALS	3, 449		3, 013	380, 479

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,013	112.2492	140.31	422,754	2003	2003	0	0	10.00	90.00

1 SNGL FAM - 100% - 2018

Heated Area: 2621

HX Base Yr 2018

Site map showing property boundaries and features. The map includes a large rectangular area labeled "BAS 2003" (Basement) and a smaller area labeled "FGR 2003" (Front Yard). There are also labels for "FOP 2003" (Front Porch) and "FOPs 2003" (Front Porches). Dimensions are provided for various sections of the property.

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