

LOT 312
IN OR 2228/983
NORTH HAMPTON PHASE 1 PB 6/215

TIMMERMAN KENNETH & CHRISTINA
861306 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0312-0000



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	11	CLAY TILE 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	414	100	414	54,485
BAS	2,501	100	2,501	329,149
FGR	536	55	295	38,824
FOP	36	30	11	1,448
FOP	257	30	77	10,134
TOTALS	3,744		3,298	434,040

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,298	116.9826	146.23	482,267	2003	2003	0	0	10.00	90.00

1 SNGL FAM - 100% - 2019

Heated Area: 2915

HX Base Yr 2019

The floor plan diagram illustrates a building layout with several distinct areas. The main structure is an irregular polygon with a large central area labeled 'BAS 2003'. To the upper left of this central area is a smaller section labeled 'FOP 2003'. To the lower left is another section labeled 'FGR 2003'. To the right of the main structure is a separate rectangular area labeled 'BAS 2003'. Dimensions are provided for various segments of the perimeter and internal divisions. The perimeter dimensions, starting from the top left and moving clockwise, are: 18, 19, 6, 7, 5, 37, 24, 12, 10, 24, 8, 14, 9, 3, 6, 9, 4, 40, 14, 11, 29, 19, 18, 3, 14, 40. Internal dimensions include: 18 (top horizontal), 19 (vertical), 6 (horizontal), 7 (vertical), 5 (horizontal), 37 (vertical), 24 (horizontal), 12 (horizontal), 10 (horizontal), 24 (vertical), 8 (horizontal), 14 (horizontal), 9 (horizontal), 3 (horizontal), 6 (horizontal), 9 (horizontal), 4 (horizontal), 40 (vertical), 14 (horizontal), 11 (horizontal), 29 (horizontal), 19 (vertical), 18 (horizontal), 3 (horizontal), 14 (horizontal), 40 (vertical). The separate rectangular area on the right has dimensions: 15 (top horizontal), 6 (horizontal), 4 (vertical), 6 (horizontal), 20 (vertical), 15 (bottom horizontal), 26 (vertical).

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