

LOT 485
IN OR 1789/1712
NORTH HAMPTON PHASE 3 PB 7/16

VASANTHAKUMAR SINNATHURAI & MAHALUXMY
862399 N HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0485-0000



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	14	CARPET 50		
Interior Floo	15	HARDTILE 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		5 100		
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	3,331	100	3,331	446,543
FGR	877	55	482	64,615
FOP	117	30	35	4,692
FOP	239	30	72	9,652
FOP	248	30	74	9,920
FST	120	55	66	8,848
FUS	1,054	100	1,054	141,296
PTO	228	5	11	1,475
TOTALS	6,214		5,125	687,041

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,125	117.2062	146.51	750,864	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2018						Heated Area: 4385			HX Base Yr 2018		