

LOT 71
HAMPTON LAKES PHASE 3
OR 2229/288

BOLLENBACHER SANDRA KEMP & JAMES ALAN
85372 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0071-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	13	LVT/LAMMT 70		
Interior Floor	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		5 100		
Bathrooms		3.5 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		04
NEIGHBORHOOD/LOC		4085.0100		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,240	100	3,240	404,007
FGR	870	55	478	59,603
FOP	238	30	71	8,854
FSP	290	40	116	14,464
PTO	359	5	18	2,245
TOTALS	4,997		3,923	489,172

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,923	100.2600	125.32	491,630	2021	2021	0	0	0	0.50	99.50
1 SNGL FAM - 100% - 2022						Heated Area: 3240			HX Base Yr 2022			
The floor plan diagram illustrates a building layout with several distinct areas, each labeled with a code and the year 2021. The areas are: PTO (top right), FSP (middle right), BAS (center), FGR (bottom left), and FOP (bottom right). Dimensions are provided for each section, such as 39, 15, 7, 17, 10, 29, 5, 10, 7, 10, 29, 11, 16, 20, 9, 21, 19, 10, 20, 6, 20, 13, 6, 33, 8, 23, 10, 34, 4, 5, 1, 2, 10, 75, 19, 21, 6, 13, 33, 8, 23, 10, 34, 4, 5, 1, 2, 10												