

LOT 76
HAMPTON LAKES PHASE 3
OR 2229/288

ROBERTSON CHRISTOPHER E & SAKIA FORD
85488 FALLEN LEAF DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0722-0076-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMMT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
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	3,256	100	3,256	406,002
FGR	870	55	478	59,603
FOP	238	30	71	8,854
FOP	290	30	87	10,848
TOTALS	4,654		3,892	485,306

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,892	100.2600	125.32	487,745	2021	2021	0	0	0.50	99.50
1 SNGL FAM - 0% - 0						Heated Area: 3256		HX Base Yr			
The diagram shows a building footprint with the following dimensions (in feet): - Top horizontal segments: 15, 21, 29, 10, 15, 8, 10, 34, 11, 16, 10, 23, 10, 20, 26, 13, 6, 8, 19, 9, 20, 11, 15. - Vertical segments: 78, 29, 10, 34, 16, 10, 23, 10, 20, 26, 13, 6, 8, 19, 9, 20, 11, 15. - Area labels: FOP 2021 (top right), BAS 2021 (middle left), FGR 2021 (bottom right), FOP 2021 (bottom left).											