

LOT 129
HAMPTON LAKES PHASE IV-B
OR 2320/460

SCHWENGER WALTER JOHN II/SIMMS VETRA LINN
85244 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0129-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	11	CLAY TILE 70		
Interior Floor	14	CARPET 30		
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	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100	2,642	284,908
FGR	650	55	358	38,606
FOP	73	30	22	2,372
FSP	216	40	86	9,274
TOTALS	3,581		3,108	335,161

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,108	114.0846	108.38	336,845	2021	2021	0	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 2642

HX Base Yr 2023

The floor plan diagram illustrates a residential layout with four distinct areas labeled in blue: BAS 2021 (the main living area), FSP 2021 (a small square area at the top), FGR 2021 (a rectangular area at the bottom right), and FOP 2021 (a small rectangular area at the bottom left). Dimensions are provided for various segments: the top edge has segments of 14, 18, and 18; the left edge has a segment of 70; the bottom edge has segments of 13, 4, 6, 8, 9, and 20; the right edge has segments of 50 and 22; and internal vertical segments are 12, 13, and 21. The area FSP 2021 is a square with sides of 12 and 18. The area FGR 2021 is a rectangle with a width of 30 and a height of 22. The area FOP 2021 is a rectangle with a width of 6 and a height of 8.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023

MLU