

LOT 151
HAMPTON LAKES PHASE IV-B
OR 2320/460

STEWART GREGORY LEE/MELTON MARY KATHERINE
85042 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0723-0151-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 100		
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	2,282	100	2,282	267,430
FGR	587	55	323	37,853
FOP	25	30	8	937
FSP	165	40	66	7,734
TOTALS	3,059		2,679	313,955

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	123.9840	117.78	315,533	2021	2021	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2022

Heated Area: 2282

HX Base Yr 2022

BLD DATE	03/06/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023

MLU