

LOT 6
IN OR 2095/1634
NORTH HAMPTON PHASE 1 PB 6/215

ROEDER HEINZ F & CHRISTINE M
86316 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0006-0000



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	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		3 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,024	100	2006	2,024	279,002
FGR	745	55	2006	410	56,517
FOP	60	30	2006	18	2,482
FSP	359	40	2010	144	19,850
FUS	433	100	2006	433	59,688
STP	12	10	2006	1	137
STP	24	10	2006	2	276
TOTALS	3,657			3,032	417,951

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,032	114.7608	151.48	459,287	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2018											
Heated Area: 2457											
HX Base Yr 2018											
The floor plan diagram shows a layout of rooms with their dimensions. The rooms are labeled as follows: FUS 2006: A rectangular room with dimensions 4, 2, 10, 21, 4, 12, 16, 22, and 29. BAS 2006: A large rectangular room with dimensions 16, 12, 34, 7, 19, 23, 12, 21, 14, 9, 12, 16, 13, 15, 5, 2, 4, 5, 22, 10, 16, 5, 7, 3, 8, 3, 1,											