

LOT 48
IN OR 1339/465
NORTH HAMPTON PHASE 1 PB 6/215

MAHARAJ VISHNU D & MICHELE
86087 MONTAUK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0048-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	4043.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,948	100
FGR	460	55
FOP	49	30
FOP	161	30
PTO	41	5
PTO	174	5
USP	252	30
TOTALS	3,085	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,351	116.7915	154.16	362,430	2002	2002	0	0	0	11.00	89.00
1 SNGL FAM - 100% - 2007					Heated Area: 1948				HX Base Yr 2007			