

LOT 111
IN OR 1580/467
NORTH HAMPTON PHASE 1 PB 6/215

GRADY VICKI L LVG TRUST/GRADY VICKI L TRUSTEE
86330 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0111-0000



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	14	CARPET 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	1,627	100	2005	1,627	223,148
FGR	678	55	2005	373	51,158
FOP	46	30	2005	14	1,920
FSP	140	40	2005	56	7,681
FST	40	55	2005	22	3,017
FUS	640	100	2005	640	87,778
TOTALS	3,171			2,732	374,702

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,732	114.8112	151.55	414,035	2005	2005	0	0	9.50	90.50

1 SNGL FAM - 100% - 2007 Heated Area: 2267 HX Base Yr 2007

The floor plan diagram shows a complex layout of rooms and corridors. The rooms are labeled with blue text: BAS 2005, FGR 2005, FOP 2005, FST 2005, FUS 2005, and FSP 2005. The dimensions of the rooms and corridors are indicated by numbers along the lines. The layout includes a large central area (BAS 2005) and several smaller rooms (FGR 2005, FOP 2005, FST 2005, FUS 2005, FSP 2005) connected by corridors. The overall shape is irregular, with multiple turns and branches.

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE