

LOT 112
IN OR 1764/841
NORTH HAMPTON PHASE 1 PB 6/215

ENGERS DENNIS W & DEBORAH A
86288 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0112-0000



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. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,219	100	2001	2,219	302,267
FGR	759	55	2001	417	56,803
FOP	204	30	2001	61	8,309
FOP	217	30	2001	65	8,854
PTO	336	5	2001	17	2,316
TOTALS	3,735			2,779	378,550

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,779	113.4000	149.69	415,989	2001	2006	0	0	9.00	91.00

1 SNGL FAM - 100% - 2015