

LOT 196
IN OR 1574/1548
NORTH HAMPTON PHASE 1 PB 6/215

SELLOCK GEORGE D/ARROYO-SELLOCK MARIA T
85233 SHINNECOCK HILLS DR
FERNANDINA BEACH, FL 32034-8178

2025

12-2N-27-1460-0196-0000



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		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	4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,813	100	2001	2,813	367,704
FGR	628	55	2001	345	45,097
FOP	123	30	2001	37	4,837
FSP	276	40	2001	110	14,378
TOTALS	3,840			3,305	432,016

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,305	110.0274	145.24	480,018	2004	2004	0	0	10.00	90.00
1 SNGL FAM - 100% - 2022						Heated Area: 2813		HX Base Yr			
The diagram is a floor plan with several labeled areas and dimensions. The areas are: FSP 2001 (top left), BAS 2001 (center), FGR 2001 (bottom left), and FOP 2001 (bottom right). Dimensions are indicated by numbers along the lines: 31, 24, 15, 6, 5, 6, 14, 36, 29, 13, 10, 9, 10, 5, 3, 15, 11, 19, 10, 22, 60, 10, 13, 15, 11, 19, 10, 22, 15, 10, 11, 1											