

LOT 221
IN OR 2070/1492
NORTH HAMPTON PHASE 1 PB 6/215

HURTADO JUAN M/VILLASENOR TANIA VANESSA G ET AL
86072 SHELTER ISLAND DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0221-0000



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 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4.5 100			
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	3,256	100	2007	3,256	409,079
FGR	853	55	2007	469	58,924
FOP	68	30	2007	20	2,513
FOP	375	30	2018	112	14,072
FUS	839	100	2007	839	105,411
TOTALS	5,391			4,696	589,999

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,580.00	SF	4.00
3	0910	SCRN RM L	0	0	0	0	2,475.00	SF	15.00
4	0861	POOL GUNIT	0	0	0	0	343.00	SF	85.00
5	0855	CONC PAVER	0	0	0	0	2,644.00	SF	10.00
6	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
7	0462	ST/AL FNC	0	0	192	4	768.00	SF	10.00
8	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,696	104.0256	137.31	644,808	2007	2007	0	0	8.50	91.50

1 SNGL FAM - 0% - 0 Heated Area: 4095 HX Base Yr

The floor plan diagram shows a complex layout of rooms and corridors. Key areas are labeled with blue text: FOP 2018, FOP 2007, BAS 2007, FUS 2007, and FGR 2007. Dimensions are provided for many of the rooms and corridors, such as 53, 10.9, 16, 4.2, 5, 4.2, 12.8, 7, 9.2, 8.5, 43, 24, 15, 14, 19, 24, 31, 18, 16, 17, 24, 8.5, 19, 16, 17, 24