

LOT 279
IN OR 1699/1985 & OR 1699/1986
NORTH HAMPTON PHASE 1 PB 6/215

ALEXANDER ROBERT II & JENNIFER
85061 WAINSCOTT COURT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0279-0000



BUILDING CHARACTERISTICS			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		4	100		
Bathrooms		3.5	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	1,704	100	2003	1,704	229,860
FGR	503	55	2003	277	37,365
FOP	136	30	2003	41	5,531
FOP	136	30	2003	41	5,531
FOP	266	30	2019	80	10,792
FSP	120	40	2010	48	6,475
FSP	160	40	2010	64	8,633
FUS	676	100	2003	676	91,189
USP	861	30	2019	258	34,803
TOTALS	4,562			3,189	430,178

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	3,189	114.1812	150.72	480,646	2003	2003	0	0		10.50	89.50		

1 SNGL FAM - 100% - 2012