

LOT 312
IN OR 2228/983
NORTH HAMPTON PHASE 1 PB 6/215

TIMMERMAN KENNETH & CHRISTINA
861306 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0312-0000



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		11	CLAY TILE 70		
Interior Floo		14	CARPET 30		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			4 100		
Bathrooms			4 100		
Frame		02	WOOD FRAME 100		
Stories		1.5	1.5 100		
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	414	100	2003	414	57,217
BAS	2,501	100	2003	2,501	345,653
FGR	536	55	2003	295	40,771
FOP	36	30	2003	11	1,521
FOP	257	30	2003	77	10,642

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	3,298	116.9826	154.42	509,277	2003	2003	0	0	10.50
1 SNGL FAM - 100% - 2019 Heated Area: 2915 HX Base Yr 2019										
BLD DATE	03/29/2023					NW	LGL DATE			
XF DATE							LAND DATE			
INC DATE							AG DATE			

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EXTRA FEATURES										861306 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH										AG DATE	
L N	OB/CF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES			
1	0811	CONCRETE B	0	100	0	0	1,688.00		SF	5.20	5.20	100	2003	2003	3	82	7,198				
2	0500	FP-PRE FAB	0	100	0	0	1.00		UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010				
3	0861	POOL GUNIT	0	100	0	0	392.00		SF	85.00	85.00	100	2003	2003	3	29	9,663				
4	0877	JACUZZI	0	100	0	0	1.00		UT	1,000.00	1,000.00	100	2003	2003	3	20	200				
5	0845	KOOL DECK	0	100	0	0	511.00		SF	7.25	7.25	100	2003	2003	3	82	3,038				
6	0871	POOL HTR R	0	100	0	0	1.00		UT	2,000.00	2,000.00	100	2003	2003	3	20	400				
7	0910	SCRN RM L	0	100	28	38	1,064.00		SF	15.00	15.00	100	2003	2003	3	20	3,192				