

LOT 528
IN OR 1984/10
ESMT OR 1452/1630

PARSONS ALLYSON/PARSONS DANIEL
862370 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0528-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
BAS	2,541	100
FGR	862	55
FOP	65	30
FOP	208	30
FUS	383	100
STR	32	10
TOTALS	4,091	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,483	115.7268	152.76	532,063	2016	2016	0	0	3.50	96.50

1 SNGL FAM - 100% - 2017

Heated Area: 2924

HX Base Yr 2017

The floor plan diagram illustrates a single-family home layout. The main living area is labeled 'BAS 2016' and includes a large open space with dimensions 67, 47, 30, and 26. A kitchen area is labeled 'FGR 2016' with dimensions 22, 7, 13, 21, 10, and 26. A bathroom is labeled 'FOP 2016' with dimensions 13, 16, 13, and 16. A bedroom is labeled 'FUS 2016' with dimensions 17, 23, 4, and 13. A storage room is labeled 'STR 2016' with dimensions 4, 6, and 4. The plan also shows a central hallway with dimensions 4.2, 8, 4.2, 6, 4.2, and 5.2, and a small room labeled 'FOP 2016' with dimensions 13, 16, 13, and 16. The overall dimensions of the main living area are 67, 47, 30, and 26.

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE