

LOT 11
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

VISAGGIO NICOLANTONIO & JOHANNA H
85212 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0011-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	11	CLAY TILE 40			
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	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 04			
NEIGHBORHOOD/LOC	4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,013	100	2010	3,013	392,772
FGR	710	55	2010	390	50,840
FOP	58	30	2010	17	2,217
FSP	200	40	2010	80	10,428
TOTALS	3,981			3,500	456,257

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,500	105.0640	138.68	485,380	2010	2012	0	0	0	6.00
1 SNGL FAM - 100% - 2020						Heated Area: 3013		HX Base Yr 2020			
											