

LOT 116
IN OR 2137/1989
HAMPTON LAKES #1 PB 7/252

DAVIS EDWARD J JR & KRISTIE A
85280 CHERRY CREEK DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0116-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 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		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	2,715	100	2017	2,715	378,698
FGR	702	55	2017	386	53,840
FOP	221	30	2017	66	9,206
FOP	253	30	2017	76	10,601
TOTALS	3,891			3,243	452,345

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,243	108.3760	143.06	463,944	2017	2018	0	0	2.50	97.50
1 SNGL FAM - 100% - 2022						Heated Area: 2715		HX Base Yr			
The diagram is a floor plan of a single-family home. It includes several rooms and areas, each labeled with a blue text box indicating its function and year (2017). The labels are: FOP (Front Office/Parlor) in the top right, BAS (Bathroom) in the center, FGR (Front Garden/Rear) in the bottom left, and another FOP in the bottom right. Dimensions are provided for various sections: 19, 23, 14, 11, 23, 42, 12, 21, 17, 5, 13, 7, 12, 14, 22, 6, 11, 20, 12, 21, 17, 11, 14, 22, 6, 11, 13, 7, 12, 14,											