

LOT 76
HAMPTON LAKES PHASE IV-B
OR 2320/460

LYTTLE THEODORE R III & TAMMY D L/E/
85345 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0076-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMMT 70			
Interior Floor	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	2,568	100	2020	2,568	339,128
FGR	1,339	55	2020	736	97,196
FOP	35	30	2020	10	1,321
FSP	242	40	2020	97	12,810
TOTALS	4,184			3,411	450,453

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,411	101.5680	134.07	457,313	2020	2020	0	0	1.50	98.50

1 SNGL FAM - 100% - 2021

Heated Area: 2568

HX Base Yr 2021

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: FSP 2020, BAS 2020, FGR 2020, and FOP 2020. The layout is defined by a series of connected line segments with numerical dimensions indicating lengths. The FSP 2020 area is a small rectangle at the top left. The BAS 2020 area is a larger, irregular shape in the center. The FGR 2020 area is a long, narrow strip on the right side. The FOP 2020 area is a small rectangle at the bottom left. The overall shape is a complex polygon with various internal divisions. The dimensions are as follows: Top horizontal segment: 20; Left vertical segment: 11; Top-left vertical segment: 4; Top-right vertical segment: 4; Right vertical segment: 15; Middle vertical segment: 38; Bottom-right vertical segment: 12; Bottom-right vertical segment: 15; Bottom-right vertical segment: 45; Bottom-right vertical segment: 15; Bottom-right vertical segment: 4; Bottom horizontal segment: 22; Bottom-left vertical segment: 3; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 11; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom-left vertical segment: 5; Bottom-left vertical segment: 7; Bottom