

LOT 105
HAMPTON LAKES PHASE IV-A
OR 2343/796

DUBBERLY JAMES C JR & LAURA COLEMAN
85585 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0105-0000



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	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	2021	2,568	360,603
FGR	1,339	55	2021	736	103,350
FOP	35	30	2021	10	1,404
FOP	162	30	2021	49	6,881
TOTALS	4,104			3,363	472,238

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,363	107.4560	141.84	477,008	2021	2021	0	0	1.00	99.00
1 SNGL FAM - 100% - 2025						Heated Area: 2568		HX Base Yr			
The site map shows a property boundary with several internal divisions. The areas are labeled as follows: BAS 2021: A large central area. FGR 2021: A small area at the bottom left. FOP 2021: A small area at the bottom right. Dimensions for various segments are provided: - Top horizontal segments: 16, 18, 11. - Left vertical segments: 26, 15, 12, 12, 15, 10, 14, 19, 15, 4. - Bottom horizontal segments: 22, 3, 12, 5, 11. - Right vertical segments: 18, 9, 89. - Internal horizontal segments: 9, 18, 7, 5.											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023