

LOT 122
HAMPTON LAKES PHASE IV-B
OR 2320/460

KIRKLAND ADRIANNE CHRISTINE
85141 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0122-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 100			
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	04	Quality Level 04			
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	2,282	100	2021	2,282	280,093
FGR	587	55	2021	323	39,646
FOP	25	30	2021	8	982
FSP	165	40	2021	66	8,101
TOTALS	3,059			2,679	328,821

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	123.9840	123.98	332,142	2021	2021	0	0	1.00	99.00

1 SINGLE FAM - 100% - 2022Heated Area: 2282HX Base Yr 2022

The site map shows a property boundary with several internal divisions. The overall dimensions are 45 units wide and 66 units high. The map includes three labeled areas: FSP 2021 (top center), BAS 2021 (middle left), and FGR 2021 (bottom left). The FGR 2021 area is further divided into smaller sections with dimensions 25, 4, 10, 15, 5, 10, 9, 3, 2, 20, and 13. The FSP 2021 area has dimensions 16, 15, 11, and 15. The BAS 2021 area has dimensions 16, 11, and 15. The FGR 2021 area has dimensions 25, 4, 10, 15, 5, 10, 9, 3, 2, 20, and 13.

BLD DATE	03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE			LAND DATE		