

LOT 132
HAMPTON LAKES PHASE IV-B
OR 2320/460

WICKLUND KYLE E & VERONICA
85280 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0132-0000



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 70			
Interior Floor	14	CARPET 30			
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	2,642	100	2022	2,642	304,992
FGR	620	55	2022	341	39,365
FOP	54	30	2022	16	1,847
FSP	216	40		86	9,928
TOTALS	3,532			3,085	356,132

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,085	116.0166	116.02	357,922	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023						Heated Area: 2642		HX Base Yr 2023			
The floor plan diagram shows a main rectangular area with several smaller rectangular areas attached. The main area is labeled 'BAS 2022'. A smaller area at the top is labeled 'FSP 2022'. A smaller area at the bottom left is labeled 'FGR 2022'. A small area at the bottom right is labeled 'FOP 2022'. Dimensions are provided for various segments: 18, 18, 14, 12, 18, 50, 70, 30, 21, 20, 10, 6, 7, 14, 6, 20, 13,											