

LOT 139
HAMPTON LAKES PHASE IV-B
OR 2320/460

BROCK LONNIE ALFRED/HAYES-BROCK SHERVERLYN ARETHA
85285 RIVER BIRCH COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0139-0000



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	2,259	100	2022	2,259	274,377
FGR	420	55	2022	231	28,057
FOP	44	30	2022	13	1,579
FSP	220	40	2022	88	10,688
TOTALS	2,943			2,591	314,702

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,591	122.0688	122.07	316,283	2022	2022	0	0	0.50	99.50

1 SINGLE FAM - 100% - 2023

Heated Area: 2259

HX Base Yr

The floor plan diagram illustrates a building layout with four distinct areas labeled in blue: FSP 2022, BAS 2022, FOP 2022, and FGR 2022. The diagram includes various dimensions for the areas and their boundaries. The FSP 2022 area is a small rectangle at the top left with dimensions 11 by 20. The BAS 2022 area is a large central rectangle with dimensions 65 by 54. The FOP 2022 area is a small rectangle at the bottom left with dimensions 4 by 8. The FGR 2022 area is a rectangle at the bottom right with dimensions 10 by 21. The diagram also shows a complex boundary on the left side with dimensions 11, 20, 65, 9, and 5. The FGR 2022 area has a dimension of 20 on its bottom edge. The FOP 2022 area has a dimension of 11 on its right edge. The BAS 2022 area has a dimension of 11 on its right edge. The FGR 2022 area has a dimension of 11 on its left edge. The FOP 2022 area has a dimension of 4 on its left edge. The FGR 2022 area has a dimension of 20 on its top edge. 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