

LOT 157
HAMPTON LAKES PHASE IV-B
OR 2320/460

NIXON DAVID P/SHERMAN JENNIFER
85090 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0723-0157-0000



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		3 100			
Bathrooms		2 100			
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	2,266	100	2020	2,266	264,359
FGR	618	55	2020	340	39,666
FOP	48	30	2020	14	1,633
FSP	240	40	2020	96	11,199
UOP	931	20	2022	186	21,700
TOTALS	4,103			2,902	338,557

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,902	118.4400	118.44	343,713	2020	2020	0	0	1.50	98.50
1 SINGLE FAM - 100% - 2025						Heated Area: 2266		HX Base Yr 2025			
UOP 2022 FSP 2020 BAS 2020 FGR 2020											
BLD DATE		03/06/2023		NW		LGL DATE		06/13/2023			
XF DATE						LAND DATE		ML			