

LOT 144
HAMPTON LAKES PHASE V-B
OR 2445/712

SUSA TYLER MATTHEW & ALEXANDRA FIDELIA
84643 BALSAM CT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0144-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	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		1 100			
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	2,399	100	2024	2,399	288,000
FGR	488	55	2024	268	32,173
FOP	100	30	2024	30	3,602
FOP	165	30	2024	50	6,003
FST	18	55	2024	10	1,201
TOTALS	3,170			2,757	330,978

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,757	120.0528	120.05	330,978	2023	2023	0	0	0.00	100.00

1 SINGLE FAM - 100% - 2024

Heated Area: 2399

HX Base Yr 2024

The site map shows a rectangular lot with a width of 43' and a depth of 74'. The lot is divided into several areas by setbacks and internal boundaries. The setbacks are labeled as follows: 13' on the top left, 15' on the top right, 17' on the top right corner, 11' on the top left corner, 15' on the top left corner, 16' on the left side, 23' on the left side, 20' on the left side, 14' on the left side, 6' on the left side, 6' on the left side, 14' on the left side, 9' on the left side, 8' on the left side, and 16' on the left side. The features are labeled as follows: FOP 2024 (Front Yard Overlay) in the top left corner, BAS 2024 (Back Yard Overlay) in the center, FGR 2024 (Front Yard Overlay) in the bottom left corner, and FST 2024 (Front Yard Overlay) in the bottom right corner.

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

MLU