

LOT 152
HAMPTON LAKES PHASE V-B
OR 2445/712

COELHO DANIEL A FAM IRRV TRUST/COELHO CYNTHIA FAM
85451 STONEHURST PARKWAY
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0152-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	13	LVT/LAMNT 40			
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	06	Quality Level 06			
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	2,454	100	2022	2,454	416,706
FGR	652	55	2022	359	60,961
FOP	188	30	2022	56	9,509
FSP	324	40	2022	130	22,075
TOTALS	3,618			2,999	509,250

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,999	129.2876	170.66	511,809	2022	2022	0	0	0.50	99.50

1 SNGL FAM - 100% - 2023