

LOT 108
IN OR 2357/322
HAMPTON LAKES #2 PBK 8/165

COONEY JOHN FRANCIS/ISICSON PAULA ARTHUR
85002 WILLISTON COURT
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0108-0000



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 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,959	100
FGR	431	55
FOP	154	30
FSP	112	40
PTO	140	5
TOTALS	2,796	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,294	116.7180	154.07	353,437	2019	2019	0	0	2.00	98.00

1 SNGL FAM - 100% - 2021

Heated Area: 1959

HX Base Yr 2021

The floor plan diagram shows a rectangular lot with several internal divisions. The areas are labeled as follows:

- PTO 2020**: A small rectangular area at the top left, with a width of 14 and a height of 19.
- FSP 2019**: A rectangular area below PTO 2020, with a width of 14 and a height of 8.
- BAS 2019**: A large rectangular area in the center, with a width of 25 and a height of 43.
- FGR 2019**: A rectangular area at the bottom right, with a width of 19 and a height of 21.
- FOP 2019**: A small rectangular area at the bottom left, with a width of 13 and a height of 6.

Dimensions for the lot and internal divisions are provided in feet. The lot is 58 feet wide and 20 feet deep. The internal divisions are as follows:

- PTO 2020: 14 x 19
- FSP 2019: 14 x 8
- BAS 2019: 25 x 43
- FGR 2019: 19 x 21
- FOP 2019: 13 x 6