

LOT 320
IN OR 2056/1051
NORTH HAMPTON PHASE 2 PB 6/328

SPUNG SHARON/THOMPSON COURTNEY RENEE
861440 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0320-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 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	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		5 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,527	100	2016	2,527	371,651
FGR	622	55	2016	342	50,298
FOP	65	30	2016	20	2,941
FOP	208	30	2016	62	9,118
FUS	375	100	2016	375	55,152
PTO	128	5	2016	6	882
STR	69	10	2016	7	1,029
TOTALS	3,994			3,339	491,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,339	110.2160	153.20	511,535	2016	2016	0	0	4.00	96.00

1 SNGL FAM 100% - 2017