

LOT 389
ESMT PT OR 1455/30
NORTH HAMPTON PHASE 3 PB 7/16

CARPENTER TIMOTHY E JR & TRACI R E
861933 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0389-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	08	CLAY TILE 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
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		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	2,928	100	2013	2,928	418,353
FGR	903	55	2013	497	71,011
FOP	132	30	2013	40	5,715
FOP	220	30	2013	66	9,430
TOTALS	4,183			3,531	504,509

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,531	109.3500	152.00	536,712	2013	2013	0	0	6.00	94.00
1 SNGL FAM 100% - 2024 Heated Area: 2928 HX Base Yr 2024											
The floor plan diagram shows a main rectangular area with a smaller section attached to the right side. The main area is labeled 'BAS 2013' and has dimensions 51 (left), 32 (top), 46 (right), and 34 (bottom). The smaller section is labeled 'FOP 2013' and has dimensions 20 (top), 11 (left), 11 (right), and 20 (bottom). The bottom section is labeled 'FGR 2013' and has dimensions 15 (left), 12 (bottom), 12 (right), and 37 (right). The top section has dimensions 32 (left), 20 (top), 16 (right), and 46 (right). The bottom section has dimensions 15 (left), 12 (bottom), 12 (right), and 37 (right). The middle section has dimensions 41 (top), 9 (left), 6 (right), 4.2 (right), 6 (bottom), and 4.2 (left). The bottom section has dimensions 15 (left), 12 (bottom), 12 (right), and 37 (right). The middle section has dimensions 41 (top), 9 (left), 6 (right), 4.2 (right), 6 (bottom), and 4.2 (left). The bottom section has dimensions 15 (left), 12 (bottom), 12 (right), and 37 (right). 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