

LOT 478
IN OR 1897/506
EX MINERAL RIGHTS PT 1826/1193

FLICK BRIAN J & ASHLEY L
862276 NORTH HAMPTON CLUB WAY
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0478-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 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		4 100			
Bathrooms		3.5 100			
Frame	02	WOOD FRAME 100			
Stories	2.	2. 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	1,451	100	2013	1,451	209,474
FGR	690	55	2013	380	54,858
FOP	33	30	2013	10	1,444
FOP	120	30	2013	36	5,197
FUS	1,482	100	2013	1,482	213,950
PTO	120	5	2013	6	866
TOTALS	3,896			3,365	485,789

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,365	110.4920	153.58	516,797	2013	2013	0	0	6.00	94.00

1 SNGL FAM 100% - 2021 Heated Area: 2933 HX Base Yr 2021

The floor plan consists of several interconnected rectangular areas. The main area on the left is labeled 'BAS 2013'. Above it are two smaller areas labeled 'FOP 2013' and 'PTO 2013'. Below 'BAS 2013' is an area labeled 'FGR 2013'. To the right of the main area is a large rectangular area labeled 'FUS 2013'. Dimensions are provided for various sections: 12, 12, 10, 10, 10, 12, 32, 6, 11, 2.9, 5, 2.9, 24, 8, 14, 5, 12, 3, 3, 9, 20, 30, 23, 30, 33, 44, 38, 19, 10, 34.

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE