

LOTS 499 & 500  
IN OR 1962/902  
NORTH HAMPTON PHASE 3 PB 7/16

CAMPBELL MARVIN A/SRECKOVICH CATHERINE  
862689 NORTH HAMPTON CLUB WAY  
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0499-0000



| BUILDING CHARACTERISTICS |                  |                  |      |              |                      |
|--------------------------|------------------|------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |      |              |                      |
| Exterior Wall            | 17               | CB STUCCO 100    |      |              |                      |
| Roof Structure           | 08               | IRREGULAR 100    |      |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100   |      |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |      |              |                      |
| Interior Floor           | 12               | HARDWOOD 60      |      |              |                      |
| Interior Floor           | 11               | CLAY TILE 40     |      |              |                      |
| Air Condition            | 03               | CENTRAL 100      |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |      |              |                      |
| Bedrooms                 |                  | 4 100            |      |              |                      |
| Bathrooms                |                  | 5.5 100          |      |              |                      |
| Frame                    | 03               | MASONRY 100      |      |              |                      |
| Stories                  | 0                | 0 100            |      |              |                      |
| Units                    |                  | 0 100            |      |              |                      |
|                          |                  |                  |      |              |                      |
| Quality                  | 04               | Quality Level 04 |      |              |                      |
| 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                      | 4,769            | 100              | 2019 | 4,769        | 953,080              |
| FGR                      | 1,048            | 55               | 2019 | 576          | 115,113              |
| FOP                      | 135              | 30               | 2019 | 40           | 7,994                |
| FOP                      | 160              | 30               | 2019 | 48           | 9,592                |
| FOP                      | 691              | 30               | 2019 | 207          | 41,369               |
|                          |                  |                  |      |              |                      |
| TOTALS                   | 6,803            |                  |      | 5,640        | 1,127,149            |

| MARKET ADJUSTMENTS |     |             |             |                   |                |      |      |                 |      |      |        |
|--------------------|-----|-------------|-------------|-------------------|----------------|------|------|-----------------|------|------|--------|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM | % COND |
| 0900               | 11  | 5,640       | 148.2228    | 206.03            | 1,162,009      | 2019 | 2019 | 0               | 0    | 0    | 97.00  |
| 1 SNGL FAM         |     | 100% - 2020 |             | Heated Area: 4769 |                |      |      | HX Base Yr 2020 |      |      |        |
|                    |     |             |             |                   |                |      |      |                 |      |      |        |

BLD DATE

XF DATE

LGL DATE

LAND DATE

05/09/2025

MLU