

LOT 528  
IN OR 1984/10  
ESMT OR 1452/1630

PARSONS ALLYSON/PARSONS DANIEL  
862370 NORTH HAMPTON CLUB WAY  
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0528-0000



| 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                      | 2,541            | 100              | 2016 | 2,541        | 373,710              |
| FGR                      | 862              | 55               | 2016 | 474          | 69,712               |
| FOP                      | 65               | 30               | 2016 | 20           | 2,941                |
| FOP                      | 208              | 30               | 2016 | 62           | 9,118                |
| FUS                      | 383              | 100              | 2016 | 383          | 56,329               |
| STR                      | 32               | 10               | 2016 | 3            | 442                  |
| TOTALS                   | 4,091            |                  |      | 3,483        | 512,252              |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0900               | 01  | 3,483     | 110.2160    | 153.20         | 533,596        | 2016 | 2016 | 0    | 0    | 4.00 | 96.00  |

1 SNGL FAM 100% - 2017

Heated Area: 2924

HX Base Yr 2017

The floor plan diagram illustrates a building layout with several rooms and corridors. The rooms are labeled as follows:

- BAS 2016**: A large rectangular room on the left side of the plan.
- FOP 2016**: A rectangular room located at the top center of the plan.
- FUS 2016**: A rectangular room located on the right side of the plan.
- FGR 2016**: A rectangular room located at the bottom center of the plan.
- STR 2016**: A small rectangular room located at the bottom right of the plan.

Dimensions are provided for each room and corridor, indicating the size of the space. The overall layout is complex, with multiple rooms and corridors connected by a central hallway.

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

| EXTRA FEATURES |             |             |     |     |    |    |          |    |           |                |           |         |             | 862370 NORTH HAMPTON CLUB WAY, FERNANDINA BEACH |        |                  |       | AG DATE |  |
|----------------|-------------|-------------|-----|-----|----|----|----------|----|-----------|----------------|-----------|---------|-------------|-------------------------------------------------|--------|------------------|-------|---------|--|
| L N            | OB/ XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R     | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q                                               | % COND | OB/ XF MKT VALUE | NOTES |         |  |
| 2              | 0860        | POOL/SPA    | 0   | 100 | 0  | 0  | 1.00     | UT | 50,000.00 | 50,000.00      | 100       | 2018    | 2018        | 04                                              | 95     | 47,500           |       |         |  |
| 4              | 0911        | SCRN RM A   | 0   | 100 | 48 | 27 | 1,296.00 | SF | 18.00     | 18.00          | 100       | 2018    | 2018        | 3                                               | 74     | 17,263           |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
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|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
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|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
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|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |
|                |             |             |     |     |    |    |          |    |           |                |           |         |             |                                                 |        |                  |       |         |  |