

LOT 87
HAMPTON LAKES PHASE 3
OR 2229/288

RODRIGUEZ RUTH ROSARIO & HERBERT ROY
85491 FALLEN LEAF DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0722-0087-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	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		1. 1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4085.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,201	100	2020	3,201	423,147
FGR	850	55	2020	468	61,866
FOP	158	30	2020	47	6,213
FSP	290	40	2020	116	15,334
TOTALS	4,499			3,832	506,560

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,832	97.0425	134.89	516,898	2020	2020	0	0	2.00	98.00
1 SNGL FAM 100% - 2021 Heated Area: 3201 HX Base Yr 2021											