

LOT 14
HAMPTON LAKES PHASE IV-A
OR 2343/796

FELGEMACHER CARL &/BROOKS LUWANDA
85366 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0014-0000



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	13	LVT/LAMNT 70			
Interior Floo	14	CARPET 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
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	4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,568	100	2021	2,568	339,254
FGR	1,339	55	2021	736	97,231
FOP	35	30	2021	10	1,321
FSP	242	40	2021	97	12,815
TOTALS	4,184			3,411	450,621

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,411	96.4896	134.12	457,483	2021	2021	0	0	0	1.50	98.50
1 SNGL FAM 100% - 2022 Heated Area: 2568 HX Base Yr 2022												
Floor plan diagram showing building layout with area labels: FSP 2021, BAS 2021, FGR 2021, and FOP 2021. Dimensions are provided for various sections of the building.												