

LOT 31
HAMPTON LAKES PHASE IV-A
OR 2343/796

HAYWOOD CHRISTOPHER & GAYNOR ADELE
85502 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0031-0000



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	11	CLAY TILE 100
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	4077.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,187	100
FGR	1,113	55
FOP	49	30
FOP	189	30
UOP	920	20
TOTALS	5,458	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,055	102.8280	142.93	579,581	2022	2022	0	0	1.00	99.00
1 SNGL FAM 0% - 2023				Heated Area: 3187				HX Base Yr			
The floor plan diagram shows a complex layout with several labeled areas and dimensions. The areas are: UOP 2024 (top center), FOP 2022 (middle left), BAS 2022 (bottom left), and FGR 2022 (bottom right). Dimensions are provided for each section, such as 40, 23, 24, 21, 15, 9, 21, 29, 15, 23, 44, 6, 15, 13, 20, 7, 21, 15, 5, 12, and 6.											