

LOT 96
HAMPTON LAKES PHASE IV-A
OR 2343/796

RICHARDSON EARLE EDWARD JR & BELINDA ESTAYAN
85491 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0096-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 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			
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	3,073	100	2023	3,073	410,610
FGR	1,092	55	2023	601	80,304
FOP	42	30	2023	13	1,737
FOP	324	30	2023	97	12,961
TOTALS	4,531			3,784	505,612

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,784	96.6150	134.29	508,153	2023	2023	0	0	0	0.50	99.50
1 SNGL FAM 100% - 2024 Heated Area: 3073 HX Base Yr 2024												