

LOT 105
HAMPTON LAKES PHASE IV-A
OR 2343/796

DUBBERLY JAMES C JR & LAURA COLEMAN
85585 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0105-0000



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	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
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	358,933
FGR	1,339	55	2021	736	102,871
FOP	35	30	2021	10	1,398
FOP	162	30	2021	49	6,849
TOTALS	4,104			3,363	470,052

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,363	102.0832	141.90	477,210	2021	2021	0	0	0	1.50	98.50	
1 SNGL FAM		100% - 2025		Heated Area: 2568						HX Base Yr			