

LOT 120
HAMPTON LAKES PHASE IV-B
OR 2320/460

KINCADE TIMOTHY J
85157 FALL RIVER PKWY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0120-0000



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	31	HARDIE BRD	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	70		
Interior Floor	14	CARPET	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		3	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
Quality	04	Quality Level 04			
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	2,282	100	2021	2,282	283,354
FGR	587	55	2021	323	40,106
FOP	25	30	2021	8	993
FOP	165	30	2021	50	6,208
UOP	195	20	2022	39	4,842
TOTALS	3,254			2,702	335,505

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,702	120.0528	126.06	340,614	2021	2021	0	0	0	1.50	98.50	
1 SINGLE FAM		100% - 2022		Heated Area: 2282				HX Base Yr 2022					
Diagram showing building footprints and dimensions: - UOP 2022: 13x15 - FOP 2021: 11x15 - BAS 2021: 25x66 - FGR 2021: 21x25 - FOP 2021: 5x10													