

LOT 125
HAMPTON LAKES PHASE IV-B
OR 2320/460

BUSH PATRICIA H & JEFFREY
85212 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0125-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 70			
Interior Floo	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
FSP	165	40	2021	66	8,195
UOP	409	20	2022	82	10,182
TOTALS	3,468			2,761	342,831

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,761	120.0528	126.06	348,052	2021	2021	0	0	0	1.50	98.50

1 SINGLE FAM

100% - 2022

Heated Area: 2282

HX Base Yr 2022

Diagram illustrating a floor plan layout with various rooms and dimensions. The layout includes:

- UOP 2022** (Upper Open Plan) with dimensions 37, 4, 4, 9, 29, 16, 15, 16.
- FSP 2021** (Front Service Porch) with dimensions 11, 15, 11.
- BAS 2021** (Bathroom) with dimensions 45, 66, 25, 4, 10, 15, 5, 3, 10, 13, 20, 21.
- FGR 2021** (Front Garden Room) with dimensions 21, 20, 9, 3, 5, 10, 15, 4, 25.
- FOP 2021** (Front Open Plan) with dimensions 5, 3, 10, 15, 4, 25.

BLD DATE	03/06/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023

MLU