

LOT 132
HAMPTON LAKES PHASE IV-B
OR 2320/460

WICKLUND KYLE E & VERONICA
85280 RIVER BIRCH CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0132-0000



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 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
BAS	2,642	100
FGR	620	55
FOP	54	30
FSP	216	40
TOTALS	3,532	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,085	116.0166	121.82	375,815	2022	2022	0	0	0	1.00 99.00

1 SINGLE FAM 100% - 2023

Heated Area: 2642

HX Base Yr 2023

Diagram illustrating the layout of a building with various rooms and dimensions. The layout includes a main rectangular area (BAS) and several smaller rectangular areas (FGR, FOP, FSP) attached to the main area. Dimensions are provided for each side of the rectangles.

Rooms and Dimensions:

- BAS 2022 (Main area, 20x70)
- FGR 2022 (Attached to BAS, 20x30)
- FOP 2022 (Attached to FGR, 6x7)
- FSP 2022 (Attached to BAS, 12x18)

Dimensions (in feet):

- Top: 18, 18, 14
- Left: 50
- Right: 70
- Bottom: 20, 10, 14
- Internal dimensions: 12, 12, 18, 30, 20, 13, 6, 7, 6

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

MLU