

LOT 151
HAMPTON LAKES PHASE IV-B
OR 2320/460

STEWART- MELTON FAMILY REVOCABLE TRUST/STEWART GRE
85042 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0723-0151-0000



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 100
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	2,282	100
FGR	587	55
FOP	25	30
FSP	165	40
TOTALS	3,059	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,679	123.9840	130.18	348,752	2021	2021	0	0	1.50	98.50
1 SINGLE FAM		100% - 2022		Heated Area: 2282				HX Base Yr 2022			
85042 FALL RIVER PKWY, FERNANDINA BEACH											
BLD DATE				03/06/2023		NW		LGL DATE		06/13/2023	
XF DATE								LAND DATE		MLU	

EXTRA FEATURES										85042 FALL RIVER PKWY, FERNANDINA BEACH, FL 32110				INC DATE		AG DATE		TOTAL ESTD VALUE	
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/ XF MKT VALUE	NOTES		
4	0911	SCRN RM A	0	100	30	42	1,260.00	SF	18.00	18.00	100	2022	2022	3	90	20,412			
5	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000			