

LOT 178
HAMPTON LAKES PHASE V-A
OR 2409/1745

WEISS NEIL DAVID & TRICIA C
84866 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0178-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
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	2,642	100	2022	2,642	315,177
FGR	650	55	2022	358	42,708
FOP	73	30	2022	22	2,624
FOP	216	30	2022	65	7,755
TOTALS	3,581			3,087	368,264

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,087	114.7608	120.50	371,984	2022	2022	0	0	1.00	99.00

1 SINGLE FAM 100% - 2023

Heated Area: 2642

HX Base Yr 2023

The diagram shows a site plan with three building footprints: BAS 2022 (the largest central footprint), FOP 2022 (top left footprint), and FGR 2022 (bottom right footprint). Dimensions are provided for each footprint and the overall lot. The lot dimensions are 14, 18, 18, 50, 22, 20, 9, 3, 8, 7, 13, 13, 70, and 14. The footprint dimensions are: FOP 2022 (12, 18, 12, 18), BAS 2022 (14, 18, 18, 50, 22, 20, 9, 3, 8, 7, 13, 13, 70, 14), and FGR 2022 (6, 21, 30, 22, 20, 9, 3, 8, 7, 13, 13, 70, 14).

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

MLU