

LOT 190
HAMPTON LAKES PHASE V-A
OR 2409/1745

LAMONT WENDELL & SHELLEY LYNNE
84962 FALL RIVER PARKWAY
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0190-0000



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 60			
Interior Floor	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	2,660	100	2022	2,660	317,325
FGR	620	55	2022	341	40,680
FOP	60	30	2022	18	2,147
FOP	198	30	2022	59	7,039
PTO	75	5	2026	4	477
USP	330	30	2026	99	11,811
TOTALS	3,943			3,181	379,477

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,181	114.7608	120.50	383,310	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2026				Heated Area: 2660				HX Base Yr 2026			