

LOT 79
IN OR 2157/402
HAMPTON LAKES #2 PBK 8/165

PARKER BRENT C & CYNTHIA E
85002 MAJESTIC WALK BLVD
FERNANDINA BEACH, FL 32034

2026

24-2N-27-0721-0079-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 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		2.5 100			
Frame	02	WOOD FRAME 100			
Stories		1. 1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4085.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,927	100	2017	2,927	394,957
FGR	746	55	2017	410	55,323
FOP	196	30	2017	59	7,961
FOP	256	30	2017	77	10,390
FST	15	55	2017	8	1,080
TOTALS	4,140			3,481	469,712

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,481	100.5974	139.83	486,748	2017	2017	0	0	3.50	96.50
1 SNGL FAM		100% - 2018		Heated Area: 2927				HX Base Yr 2018			
The map shows a large rectangular lot with several internal divisions. The top-left section is labeled 'FOP 2017' in blue. The bottom-left section is labeled 'BAS 2017' in blue. The bottom-right section is labeled 'FGR 2017' in blue. The top-right section is labeled 'EST 2017' in blue. The bottom-right section is labeled 'FOP 2017' in blue. The lot is bounded by a street on the left and a street on the right. The lot is divided into several sections by lines. The sections are labeled with their area in square feet: 5.7, 8, 5.7, 22, 28, 14, 7, 4.2, 15, 49, 61, 5, 1, 14, 13, 16, 20, 8, 7, 11, 4, 20, 5, 17, 4, 26, 8.											