LOT 49
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

DUNLEAVY JOHN &/FORRESTER COLLEEN
634 RIVER BLUFF CIRCLE
GEORGETOWN, TX 78626

2023

13-2N-27-0720-0049-0000

BUILDING CHARACTERISTICS

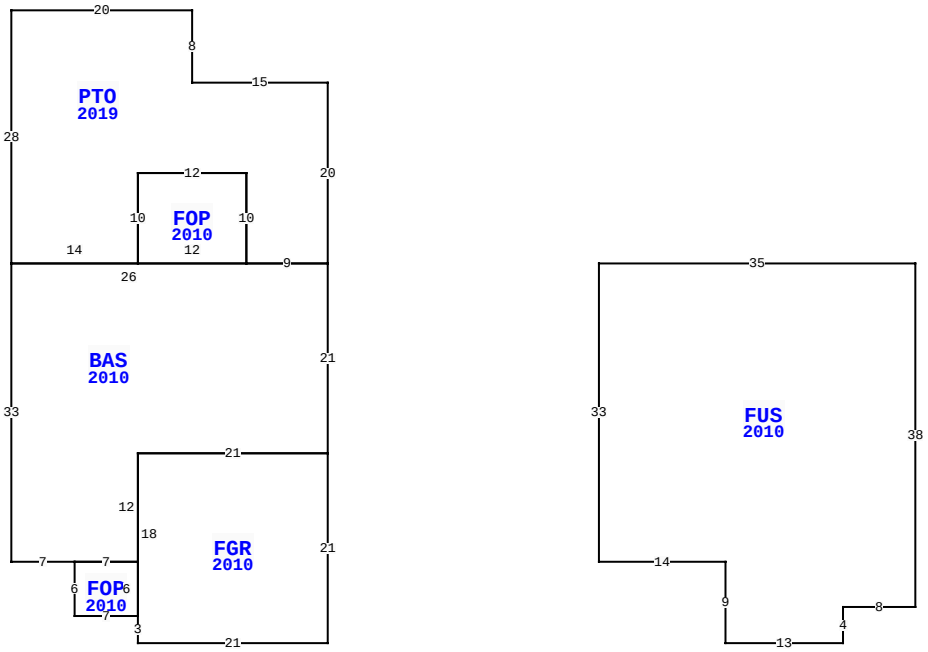
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	903	100	903	111,187
FGR	441	55	243	29,921
FOP	42	30	13	1,601
FOP	120	30	36	4,433
FUS	1,312	100	1,312	161,547
PTO	740	5	37	4,556
TOTALS	3,558		2,544	313,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	110.3040	130.99	333,239	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 0 Heated Area: 2215 HX Base Yr



85113 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	313,245
TOTAL MARKET OB/XF VALUE	2,775
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	391,020
SOH/AGL Deduction	42,383
ASSESSED VALUE	348,637
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,637
TOTAL JUST VALUE	391,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23441	CO ISSUED	0	06/17/2010
E22566	ELEC OTHER	0	04/01/2010
M15238	MECH OTHER	0	04/01/2010
P14225	OTHER	0	04/01/2010
B23441	NEW CONSTR	271,811	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2466/1674	5/28/2021	WD	Q	I	01	349,900
GRANTOR: FREEMAN MICHAEL & KEL						
GRANTEE: DUNLEAVY JOHN & COL						
1686/1339	6/30/2010	WD	Q	I	01	204,600
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: FREEMAN MICHAEL & K						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2019] N20 W15 N8 W20 S28 E14 N10 E12 S10 E9$
BAS=[YR=2010] W9 FOP=[YR=2010] N10 W12 S10 E12 $ W26 S33 E7
FOP=[YR=2010] S6 E7 FGR=[YR=2010] S3 E21 N21 W21 S18 $ N6
W7 $ E7 N12 E21 N21$ PTR= E30 FUS=[YR=2010] E35 S38 W8 S4
W13 N9 W14 N33 $W30$.

EXTRA FEATURES

LN	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
1	0811	CONCRETE B	0	0	0	0	580.00	SF	5.20	5.20	100	2010	2010	3	92	2,775	

LAND DESCRIPTION

TOTAL OB/XF 2,775

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000136	C	SFR INT	0	0003		0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS