

LOT 8
IN OR 2156/537
HAMPTON LAKES #2 PBK 8/165

SHIRAH JAMES D & REBECCA H M
85225 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0008-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,076	100	2,076	276,547
FGR	405	55	223	29,706
FOP	112	30	34	4,530
FOP	128	30	38	5,062
PTO	140	5	7	933
TOTALS	2,861		2,378	316,777

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
1	0811	CONCRETE B	0	100	0	0	956.00	SF	5.20	5.20	100	2017	2017	3	97	4,822	
2	0910	SCRN RM L	0	100	14	10	140.00	SF	15.00	15.00	100	2017	2017	3	82	1,722	

LAND DESCRIPTION			TOTAL OB/XF 6,544														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,378	114.4640	135.93	323,242	2017	2017	0	0	0	2.00	98.00

1

SNGL FAM - 100% - 2018

Heated Area: 2076

HX Base Yr 2018

10

PTO
2017

10

8

FOP
2017

8

14

BAS
2017

43

66

FGR
2017

20

5

FOP
2017

9

14

25

18

20

19

10

14

8

14

66

5

13

19

10

8

5

12

15

3

6

9

14

25

18

20

19

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

MLU

85225 CHAMPLAIN DR, FERNANDINA BEACH												06/13/2023 MLU			
												BUILDING NOTES			
												BUILDING DIMENSIONS			
												BAS=[YR=2017] W25 PTO=[YR=2017] N10 W14 S10 FOP=[YR=2017]			
												S8 E14 N8 W14\$ E14\$ W14 S66 FOP=[YR=2017] S5 E19 N8			
												FGR=[YR=2017] E20 N20 W18 S5 W3 S15 E1\$ W1 N3 W5 S6 W13\$ E13			
												N6 E5 N12 E3 N5 E18 N43\$.			