

LOT 11
IN OR 2160/654
HAMPTON LAKES #2 PBK 8/165

HAHAJ MICHAEL A & CHARITY M
85239 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0011-0000



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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	1,790	221,345
FGR	408	55	224	27,699
FOP	138	30	41	5,070
FSP	360	40	144	17,807
FUS	1,114	100	1,114	137,754
STR	63	10	6	742

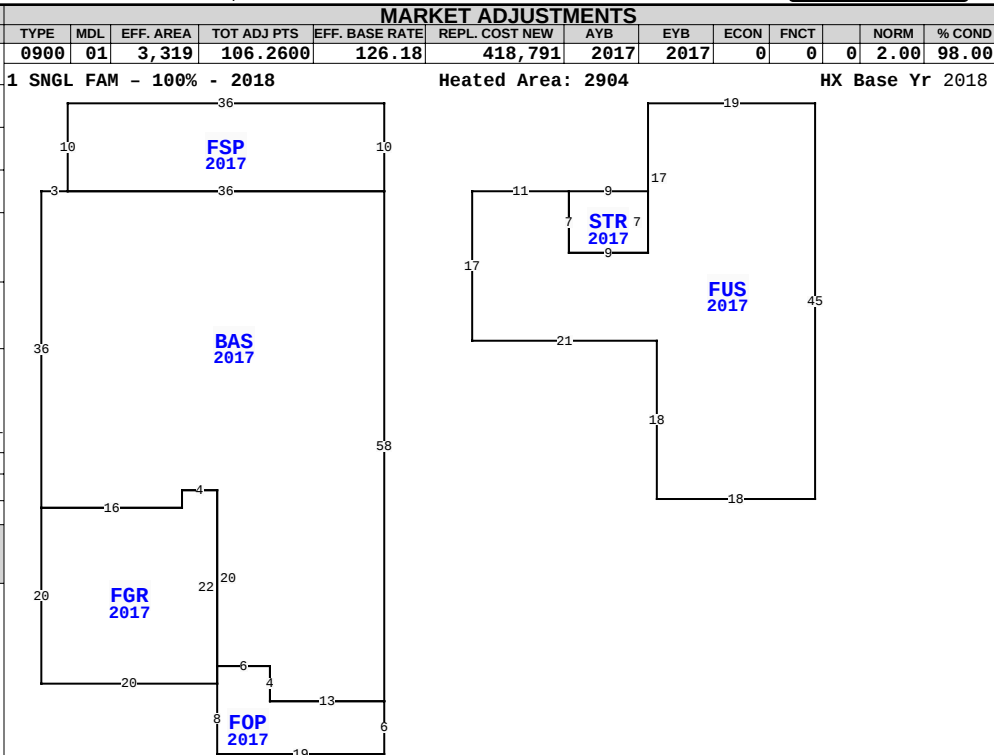
TOTALS	3,873		3,319	410,415
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EXTRA FEATURES

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	0855	CONC PAVER	0 100	0	0	1,069.00	SF	10.00	10.00	100	2017	2017	3	97	10,369	
2	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	10.00	100	2022	2022	3	100	7,200	
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2022	2022	3	100	900	
4	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	85.00	100	2022	2022	3	100	33,320	
5	0855	CONC PAVER	0 100	0	0	808.00	SF	10.00	10.00	100	2022	2022	3	100	8,080	
6	0855	CONC PAVER	0 100	0	0	405.00	SF	10.00	10.00	100	2022	2022	3	100	4,050	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							



85239 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		410,415
TOTAL MARKET OB/XF VALUE		63,919
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,334
SOH/AGL Deduction		176,802
ASSESSED VALUE		372,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,532
TOTAL JUST VALUE		549,334
NCON VALUE		53,550
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003823	SWIM POOL	65,335	03/10/2022
17010411	CO ISSUED	0	11/22/2017
17004669	NEW CONSTR	352,249	05/25/2017
17004378	ADDITION	1,700	05/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2160/0654	11/22/2017	SW	Q	I	01	358,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HAHAJ MICHAEL A & C						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

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BUILDING DIMENSIONS

FSP=[YR=2017] W36 S10 BAS=[YR=2017] W3 S36 FGR=[YR=2017] S20 E20 FOP=[YR=2017] S8 E19 N6 W13 N4 W6 S2\$ N22 W4 S2 W16\$ E16 N2 E4 S20 E6 S4 E13 N58 W36\$ E36 N10\$ PTR=[YR=2017] E30 FUS=[YR=2017] E19 S45 W18 N18 W21 N17 E11 STR=[YR=2017] E9 S7 W9 N7\$ S7 E9 N17\$ W30\$.