LOT 22
HAMPTON LAKES #2 PBK 8/165

**STRICKLAND CARY L & BETTIE ANN**
85305 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

**2023**

**24-2N-27-0721-0022-0000**

## 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 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

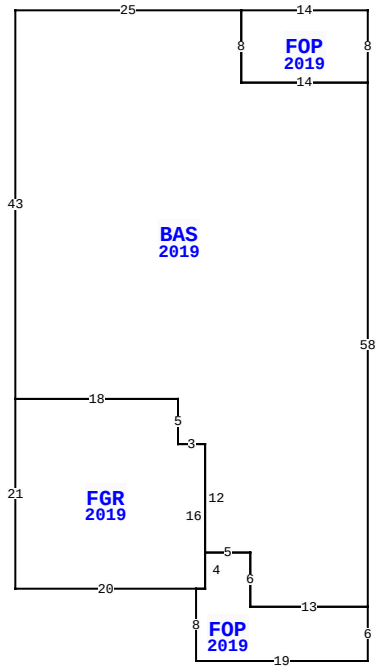
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,964 | 100 | 1,964 | 269,488 |
| FGR | 426 | 55 | 234 | 32,108 |
| FOP | 112 | 30 | 34 | 4,665 |
| FOP | 146 | 30 | 44 | 6,037 |
| TOTALS | 2,648 | | 2,276 | 312,299 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,276 | 116.7180 | 138.60 | 315,454 | 2019 | 2019 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 1964 HX Base Yr 2023




85305 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 | | 312,299 |
| TOTAL MARKET OB/XF VALUE | | 7,049 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 394,348 |
| SOH/AGL Deduction | | 184,922 |
| ASSESSED VALUE | | 209,426 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 154,426 |
| TOTAL JUST VALUE | | 394,348 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 318,552 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19004498 | CO ISSUED | 0 | 05/02/2019 |
| 18009727 | NEW CONSTR | 265,478 | 09/24/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2590/1929 | 9/15/2022 | WD | Q | I | 01 | 515,000 |
| GRANTOR: OP SPE TPA1 LLC | | | | | | |
| GRANTEE: STRICKLAND CARY LEW | | | | | | |
| 2583/1807 | 8/11/2022 | WD | U | I | 37 | 485,000 |
| GRANTOR: GRUBBE CHRISTOPHER J | | | | | | |
| GRANTEE: OP SPE TPA1 LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2019] W14 BAS=[YR=2019] W25 S43 FGR=[YR=2019] S21 E20 FOP=[YR=2019] S8 E19 N6 W13 N6 W5 S4 W1$ E1 N16 W3 N5 W18$ E18 S5 E3 S12 E5 S6 E13 N58 W14 N8$ S8 E14 N8$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 712.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 99 | 7,049 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,049

| 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 | 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 | | | | | | | |

REVIEW DATE 04/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS