

LOT 31
IN OR 2252/1622
HAMPTON LAKES #2 PBK 8/165

RUDD RICHARD ALAN JR & KATINA
85345 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0031-0000



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		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units	0	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	2,715	100	2,715	340,040
FGR	616	55	339	42,458
FOP	156	30	47	5,887
FOP	198	30	59	7,389
TOTALS	3,685		3,160	395,774

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,160	106.5360	126.51	399,772	2019	2019	0	0	0	1.00
1 SNGL FAM - 100% - 2020											
Heated Area: 2715						HX Base Yr 2020					
BLD DATE								LGL DATE			
XF DATE								LAND DATE		06/13/2023	
								ML			