

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

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

2024

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



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 50
Interior Floo	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	231,804
FGR	408	55	224	29,008
FOP	138	30	41	5,310
FSP	360	40	144	18,648
FUS	1,114	100	1,114	144,262
STR	63	10	6	777
TOTALS	3,873		3,319	429,809

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,069.00	SF	10.00	
2	0462	ST/AL FNC	0 100	0	0	720.00	SF	10.00	
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	
4	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	
5	0855	CONC PAVER	0 100	0	0	808.00	SF	10.00	
6	0855	CONC PAVER	0 100	0	0	405.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,319	106.2600	132.82	440,830	2017	2017	0	0	0	2.50	97.50	
1 SNGL FAM - 100% - 2018 Heated Area: 2904 HX Base Yr 2018													

85239 CHAMPLAIN DR, FERNANDINA BEACH					XF DATE INC DATE					LAND DATE AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1,069.00	SF	10.00	10.00	100	2017	2017	3	97	10,369			
720.00	SF	10.00	10.00	100	2022	2022	3	98	7,056			
3.00	UT	300.00	300.00	100	2022	2022	3	99	891			
392.00	SF	85.00	85.00	100	2022	2022	3	98	32,654			
808.00	SF	10.00	10.00	100	2022	2022	3	100	8,080			
405.00	SF	10.00	10.00	100	2022	2022	3	100	4,050			

TOTAL OB/XF													
63,100													
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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					429,809				
TOTAL MARKET OB/XF VALUE					63,100				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					567,909				
SOH/AGL Deduction					184,201				
ASSESSED VALUE					383,708				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					333,708				
TOTAL JUST VALUE					567,909				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					549,334				

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\$.									