LOT 133
HAMPTON LAKES #2 PBK 8/165

**DOHM JAMES MICHAEL & YVONNE MARIE**
85200 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**24-2N-27-0721-0133-0000**

## BUILDING CHARACTERISTICS

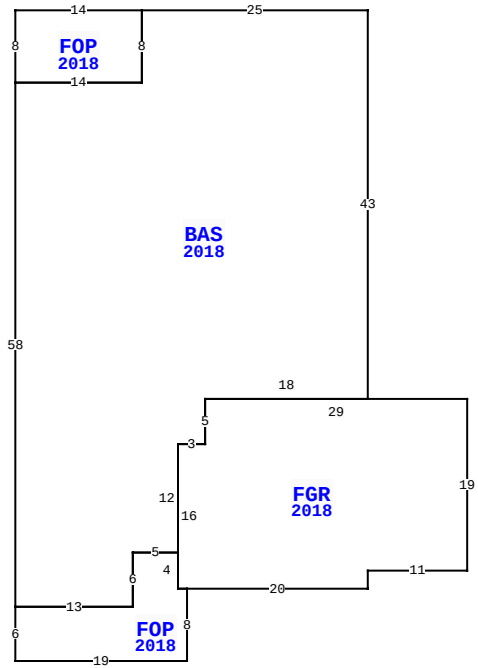
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,964 | 100 | 1,964 | 274,676 |
| FGR | 635 | 55 | 349 | 48,810 |
| FOP | 112 | 30 | 34 | 4,755 |
| FOP | 146 | 30 | 44 | 6,153 |
| TOTALS | 2,857 | | 2,391 | 334,396 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,391 | 114.1700 | 142.71 | 341,220 | 2018 | 2018 | 0 | 0 | 0 | 2.00 | 98.00 |

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




85200 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 | | 334,396 |
| TOTAL MARKET OB/XF VALUE | | 11,679 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 421,075 |
| SOH/AGL Deduction | | 2,784 |
| ASSESSED VALUE | | 418,291 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 368,291 |
| TOTAL JUST VALUE | | 421,075 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 406,108 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18004079 | CO ISSUED | 0 | 04/23/2018 |
| 17007027 | NEW CONSTR | 261,232 | 08/04/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2566/1836 | 6/01/2022 | WD | Q | I | 01 | 465,000 |
| GRANTOR: WEBER MICHAEL BRUCE & | | | | | | |
| GRANTEE: DOHM JAMES MICHAEL | | | | | | |
| 2365/1153 | 6/01/2020 | WD | Q | I | 01 | 305,000 |
| GRANTOR: MURPHY JOHN D JR & LA | | | | | | |
| GRANTEE: WEBER MICHAEL BRUCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W25 FOP=[YR=2018] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N2 E11 N19 W29 S5
W3 S16 E1$ W1 N4 W5 S6 W13$ E13 N6 E5 N12 E3 N5 E18 N43$.

## 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 | 1,204.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 11,679 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,679

| 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 | 000136 | C | SFR INT | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

REVIEW DATE 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS