

LOT 71
IN OR 2030/1146
HAMPTON LAKES #1 PB 7/252

BARILLA CHRISTOPHER R & ROBIN
85086 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0071-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 60			
Interior Floo	11	CLAY TILE 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	02	Quality Level 02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4077.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	2009	1,508	214,708
FGR	440	55	2009	242	34,456
FOP	40	30	2009	12	1,708
FOP	120	30	2009	36	5,125
TOTALS	2,108			1,798	255,997

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,798	111.3400	154.76	278,258	2009	2009	0	0	0	8.00	92.00	
1 SNGL FAM		100% - 2024				Heated Area: 1508				HX Base Yr 2024			