

LOT 74
IN OR 2128/1492
HAMPTON LAKES #1 PB 7/252

FINNEY CARLA JEFFERSON & JULIUS CAESAR JR
85042 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0074-0000



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	2,009	100	2008	2,009	271,673
FGR	462	55	2008	254	34,348
FOP	50	30	2008	15	2,029
FSP	199	40	2011	80	10,818
TOTALS	2,720			2,358	318,867

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,358	106.3202	147.79	348,489	2008	2008	0	0	8.50	91.50

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SNGL FAM

100% - 2018

Heated Area: 2009

HX Base Yr 2018

The floor plan diagram illustrates a building layout with several distinct areas and their dimensions. The main structure is a large rectangle with a width of 47 and a height of 41. Inside this main structure, there are four labeled areas: BAS 2008 (a large central area), FGR 2008 (a rectangular area at the bottom left with dimensions 21 by 24), FOP 2008 (a small rectangular area at the bottom center with dimensions 5 by 6), and FSP 2011 (a complex shape at the top right with multiple segments and dimensions including 18, 24, 5, 4.2, 7, 4.2, 7, 8, 4.2, 5, 4.2, and 13). The diagram also shows various other dimensions for different sections and setbacks, such as 14, 7, 15, 2, 10, 2, 2, 21, 24, 10, 14, 3, 7, 2, 10, 2, 2, 13, 5, 6, 5, 13, 2, 10, 2, 2,