

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

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

2026

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



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		31	HARDIE BRD 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		11	CLAY TILE 50		
Interior Floor		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		02	Quality Level 02		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		04
NEIGHBORHOOD/LOC		4085.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,790	100	2017	1,790	242,382
FGR	408	55	2017	224	30,332
FOP	138	30	2017	41	5,552
FSP	360	40	2017	144	19,499
FUS	1,114	100	2017	1,114	150,845
STR	63	10	2017	6	813
TOTALS	3,873			3,319	449,422

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	100.9470	140.32	465,722	2017	2017	0	0	0	96.50

1 SNGL FAM 100% - 2018

Heated Area: 2904

HX Base Yr 2018

The floor plan diagram illustrates the layout of a single-family home with various rooms and their dimensions. The rooms are labeled with codes and years: BAS 2017 (Bathroom), FGR 2017 (Front Garden Room), FOP 2017 (Front Office), FSP 2017 (Front Side Porch), STR 2017 (Staircase), and FUS 2017 (Front Utility Room). The dimensions for each room are as follows:

- BAS 2017: 36' x 58'
- FGR 2017: 20' x 22'
- FOP 2017: 8' x 19'
- FSP 2017: 19' x 36'
- STR 2017: 7' x 9'
- FUS 2017: 17' x 45'

BLD DATE		LGL DATE
XF DATE		LAND DATE