

LOT 26
IN OR 2392/1561
HAMPTON LAKES #2 PBK 8/165

NEVILLE DAVID A & ALICIA A
85325 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2026

24-2N-27-0721-0026-0000



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	13	LVT/LAMNT 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
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	2,347	100	2020	2,347	301,767
FGR	484	55	2020	266	34,201
FSP	151	40	2020	60	7,715
FSP	252	40	2020	101	12,986
FUS	690	100	2020	690	88,717
PTO	250	5	2020	12	1,543
STR	76	10	2020	8	1,029

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,484	94.3920	131.20	457,101	2020	2020	0	0	2.00	98.00

1 SNGL FAM

100% - 2021

Heated Area: 3037

HX Base Yr 2021

The floor plan diagram illustrates a building layout with several rooms and their dimensions. The rooms are labeled as follows:

- BAS 2020**: A large rectangular room on the left side, with a width of 78 and a height of 39.
- FGR 2020**: A rectangular room at the bottom right, with a width of 22 and a height of 22.
- FSP 2020**: A small rectangular room at the bottom left, with a width of 13 and a height of 5.
- FUS 2020**: A rectangular room on the right side, with a width of 30 and a height of 23.
- PTO 2020**: A rectangular room at the top right, with a width of 25 and a height of 10.
- STR 2020**: A small rectangular room at the bottom right, with a width of 4 and a height of 4.

The dimensions for each room are as follows:

- BAS 2020: 78 (width) x 39 (height)
- FGR 2020: 22 (width) x 22 (height)
- FSP 2020: 13 (width) x 5 (height)
- FUS 2020: 30 (width) x 23 (height)
- PTO 2020: 25 (width) x 10 (height)
- STR 2020: 4 (width) x 4 (height)

BLD DATE

LGL DATE