LOT 133
HAMPTON LAKES #2 PBK 8/165

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

2026

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	02	Quality Level 02

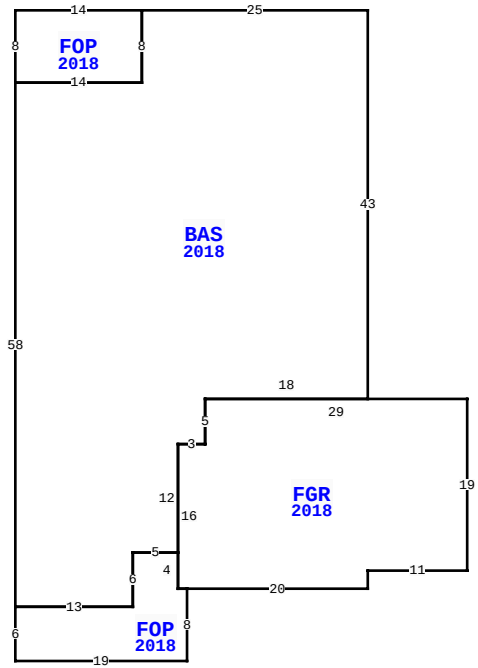
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2018	1,964	287,210
FGR	635	55	2018	349	51,037
FOP	112	30	2018	34	4,972
FOP	146	30	2018	44	6,434
TOTALS	2,857			2,391	349,653

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	108.4615	150.76	360,467	2018	2018	0	0	0	3.00	97.00

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		349,653
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		424,653
SOH/AGL Deduction		0
ASSESSED VALUE		424,653
TOTAL EXEMPTION VALUE	VX HX HB	56,411
BASE TAXABLE VALUE		368,242
TOTAL JUST VALUE		424,653
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,995

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS