LOT 36
HAMPTON LAKES #1 PB 7/252

CORNISH ROBERT
85063 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0036-0000

BUILDING CHARACTERISTICS

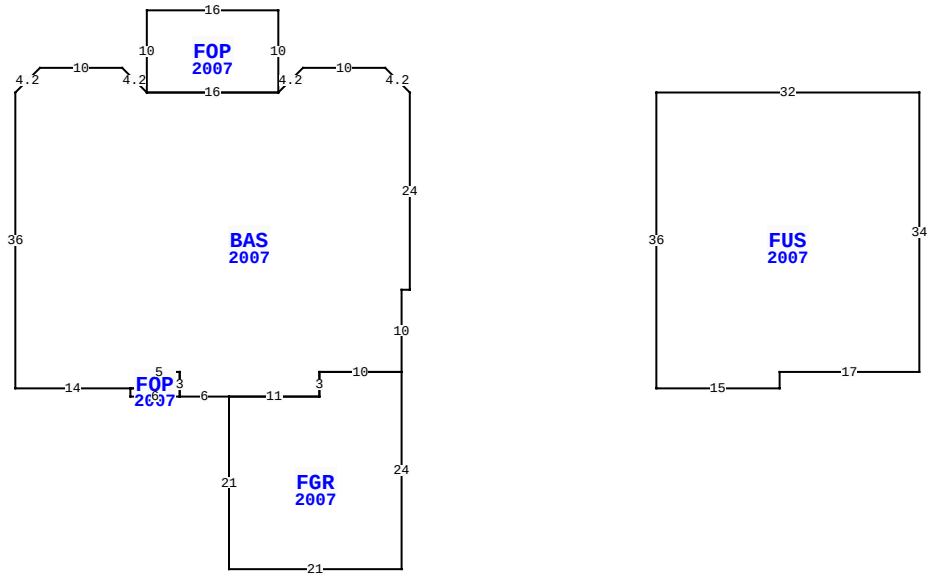
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	1,781	207,190
FGR	471	55	259	30,130
FOP	16	30	5	581
FOP	160	30	48	5,584
FUS	1,118	100	1,118	130,061
TOTALS	3,546		3,211	373,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,211	105.3400	125.09	401,664	2007	2007	0	0	0	7.00	93.00

1 SNGL FAM – 0% - 0 Heated Area: 2899 HX Base Yr



85063 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	10/12/2007	RK	LGL DATE		
XF DATE	10/12/2007	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	373,548
TOTAL MARKET OB/XF VALUE	47,269
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	495,817
SOH/AGL Deduction	92,988
ASSESSED VALUE	402,829
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	402,829
TOTAL JUST VALUE	495,817
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429692	SCRNENCL	21,450	12/01/2014
B1429285	SWIM POOL	34,200	09/01/2014
E19095	ELEC OTHER	2,000	04/01/2007
M12830	MECH OTHER	0	04/01/2007
C19656	CO ISSUED	0	03/01/2007
C19656	CO ISSUED	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2371/1566	6/22/2020	WD	Q	I	01	404,000
GRANTOR: WHITE DAVID K & MARY						
GRANTEE: CORNISH ROBERT						
1523/0566	9/05/2007	WD	Q	I		355,000
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: WHITE DAVID K & MAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W10 D3 L3 FOP=[YR=2007] N10 W16 S10 E16 $ W16 U3 L3 W10 D3 L3 S36 E14 FOP=[YR=2007] S1 E6 N3 W5 S2 W1 $ E1 N2 E5 S3 E6 FGR=[YR=2007] S21 E21 N24 W10 S3 W11 $ E11 N3 E10 N10 E1 N24 $ PTR= E30 FUS=[YR=2007] E32 S34 W17 S2 W15 N36 $ W30 $.

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
1	0811	CONCRETE B	0	0	0	0	945.00	SF	5.20	5.20	100	2007	2007	3	89	4,373	
2	0861	POOL GUNIT	0	0	0	0	364.00	SF	85.00	85.00	100	2014	2014	3	78	24,133	
3	0910	SCRN RM L	0	0	0	0	1,111.00	SF	15.00	15.00	100	2014	2014	3	70	11,666	
4	0855	CONC PAVER	0	0	0	0	747.00	SF	10.00	10.00	100	2014	2014	3	95	7,097	

LAND DESCRIPTION

TOTAL OB/XF 47,269

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	000135	C	SFR CNSVTN	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS