



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 80		
Interior Floo	14	CARPET 20		
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	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	2,022	100	2,022	261,290
FGR	462	55	254	32,822
FOP	50	30	15	1,938
FSP	221	40	88	11,372
PTO	220	5	11	1,421
TOTALS	2,975		2,390	308,844

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,390	117.0120	138.95	332,090	2007	2007	0	0	0	7.00	93.00
1 SNGL FAM - 100% - 2021					Heated Area: 2022			HX Base Yr 2021				
PTO 2021 FSP 2007 BAS 2007 FOP 2007 FGR 2007												
BLD DATE		01/28/2020		KKA	LGL DATE							
XF DATE		01/28/2020		KKA	LAND DATE		06/13/2023		MLU			

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			308,844		
TOTAL MARKET OB/XF VALUE			15,495		
TOTAL LAND VALUE - MARKET			75,000		
TOTAL MARKET VALUE			399,339		
SOH/AGL Deduction			115,219		
ASSESSED VALUE			284,120		
TOTAL EXEMPTION VALUE			HX HB50,000		
BASE TAXABLE VALUE			234,120		
TOTAL JUST VALUE			399,339		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			319,415		

EXTRA FEATURES							85069 CHAMPLAIN DR, FERNANDINA BEACH				INC DATE				AG DATE			
L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220		
2	0812	CONCRETE C	0	100	0	0	1,050.00	SF	4.00	4.00	100	2007	2007	3	89	3,738		
3	0911	SCRN RM A	0	100	22	10	220.00	SF	17.50	17.50	100	2021	2021	3	97	3,735		
4	0462	ST/AL FNC	0	100	0	0	552.00	SF	10.00	10.00	100	2017	2017	3	87	4,802		