

LOT 55
IN OR 2199/413
ESMT PT OR 1521/1562

CHANCE STEVEN ERIC & CAROL ANN
85181 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0720-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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	90	100	90	11,565
BAS	2,087	100	2,087	268,158
FGR	440	55	242	31,094
FOP	44	30	13	1,670
FOP	204	30	61	7,838
TOTALS	2,865		2,493	320,325

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	594.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000136	C	SFR INT	100			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,493	112.1280	133.15	331,943	2015	2015	0	0	3.50	96.50
1 SNGL FAM - 100% - 2021 Heated Area: 2177 HX Base Yr											
85181 CHAMPLAIN DR, FERNANDINA BEACH											

TOTAL OB/XF											
3,115											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,325	
TOTAL MARKET OB/XF VALUE		3,115	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		398,440	
SOH/AGL Deduction		0	
ASSESSED VALUE		398,440	
TOTAL EXEMPTION VALUE		13	398,440
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		398,440	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		322,740	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530698	CO ISSUED	0	12/28/2015
B1530698	NEW CONSTR	270,705	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2199/0413	5/21/2018	WD	Q	I	01
GRANTOR: AMMON BARRET JAMES &					
GRANTEE: CHANCE STEVEN ERIC					
2024/0625	12/29/2015	SW	Q	I	01
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: AMMON BARRET JAMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2015] W21 BAS=[YR=2015] N11 W18 S78 E12 FOP=[YR=2015] S2 E7 FGR=[YR=2015] E20 N22 BAS=[YR=2015] N12 W9 S3 E2 S9 E7\$ W20 S22\$ N7 W6 S5 W1\$ E1 N5 E6 N15 E13 N9 W2 N3 E9 N27 W10 D4 L4 W7 N12\$ S12 E7 R4 U4 E10 N8\$.											