



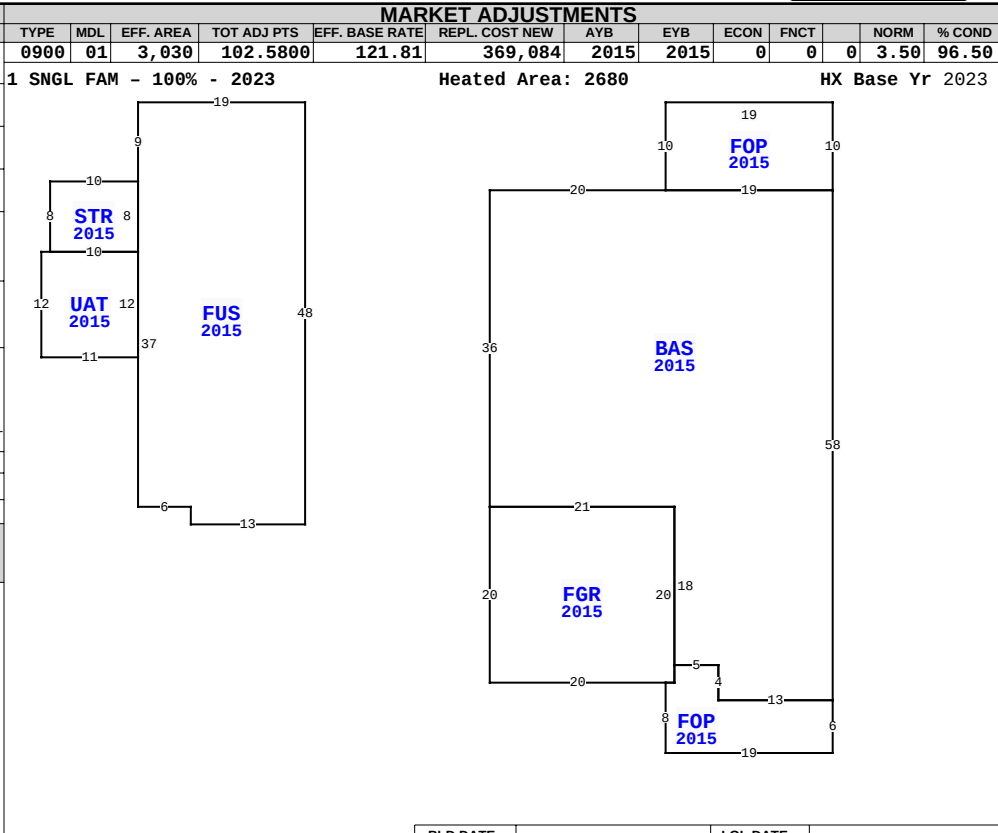
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,780	100	1,780	209,233
FGR	420	55	231	27,153
FOP	136	30	41	4,819
FOP	190	30	57	6,700
FUS	900	100	900	105,792
STR	80	10	8	940
UAT	132	10	13	1,529
TOTALS	3,638		3,030	356,166

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2	0811	CONCRETE B	0	100	0	0	820.00	SF	5.20	5.20	100	2015	2015
3	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2022	2022

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00



85108 CHAMPLAIN DR, FERNANDINA BEACH													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
06/13/2023 MLU													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			356,166
TOTAL MARKET OB/XF VALUE			9,853
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			441,019
SOH/AGL Deduction			0
ASSESSED VALUE			441,019
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			391,019
TOTAL JUST VALUE			441,019
NCON VALUE			5,760
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			355,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530700	CO ISSUED	0	12/30/2015
B1530700	NEW CONSTR	324,682	06/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2498/1904	9/22/2021	WD Q	I	I	02
SALE PRICE					
480,000					
GRANTOR: COLLINS JOSHUA D & HA					
GRANTEE: CROCKER PAUL & BREN					
2193/0661	4/27/2018	WD Q	I	I	01
335,000					
GRANTOR: KOCHIS BRANDON & REBE					
GRANTEE: COLLINS JOSHUA DANI					

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2015] W19 S10 BAS=[YR=2015] W20 S36 FGR=[YR=2015] S20 E20 FOP=[YR=2015] S8 E19 N6 W13 N4 W5 S2 W1\$ E1 N20 W21\$ E21 S18 E5 S4 E13 N58 W19\$ E19 N10\$ PTR=W60 FUS=[YR=2015] W19 S9 STR=[YR=2015] W10 S8 UAT=[YR=2015] W1 S12 E11 N12 W10\$ E10 N8\$ S37 E6 S2 E13 N48\$ E60 \$.													