LOT 5
HAMPTON LAKES #2 PBK 8/165

KING DORIS M
85211 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0005-0000

NASSAU COUNTY PROPERTY

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	03	Quality Level 03

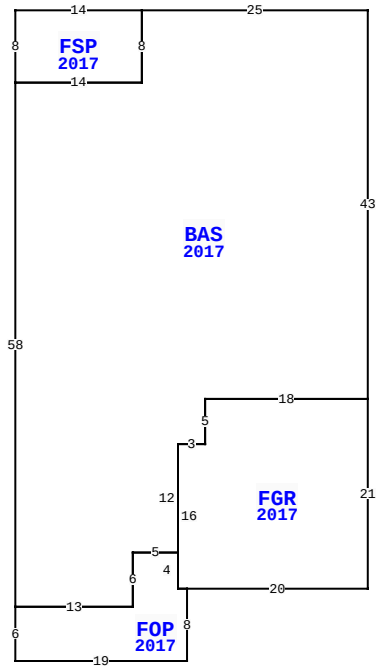
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	260,953
FGR	426	55	234	31,091
FOP	146	30	44	5,847
FSP	112	40	45	5,979
TOTALS	2,648		2,287	303,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	114.1700	135.58	310,071	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1964 HX Base Yr



85211 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	303,870
TOTAL MARKET OB/XF VALUE	8,061
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	386,931
SOH/AGL Deduction	43,154
ASSESSED VALUE	343,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	343,777
TOTAL JUST VALUE	386,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011004	CO ISSUED	0	12/11/2017
17005999	NEW CONSTR	250,320	07/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2481/0186	7/14/2021	WD	Q	I	01	390,000

GRANTOR: JIMENEZ NATALIE NOELL
GRANTEE: KING DORIS M

2171/1256	12/11/2017	SW	Q	I	01	255,500

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: JIMENEZ NATALIE NOE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FSP=[YR=2017] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2017] S6 E19 N8 FGR=[YR=2017] E20 N21 W18 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
1	0855	CONC PAVER	0	0	0	0	831.00	SF	10.00	10.00	100	2017	2017	3	97	8,061	

LAND DESCRIPTION

TOTAL OB/XF 8,061

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	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/04/2018 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS