



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																		
ELEMENT		CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																											
Exterior Wall		31	HARDIE BRD 100		0900	01	3,181	104.4200	124.00	394,444	2018	2018	0	0	0	1.50	98.50	Tax Group: 4										Tax Dist:																										
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022										Heated Area: 2663										HX Base Yr 2022										BUILDING MARKET VALUE										388,527									
Roof Cover		03	COMP SHNGL 100																																TOTAL MARKET OB/XF VALUE										19,416									
Interior Wall		05	DRYWALL 100																																TOTAL LAND VALUE - MARKET										75,000									
Interior Floor		11	CLAY TILE 50																																TOTAL MARKET VALUE										482,943									
Interior Floor		14	CARPET 50																																ASSESSED VALUE										76,857									
Air Condition		03	CENTRAL 100																																SOH/AGL Deduction										406,086									
Heating Type		04	AIR DUCTED 100																																TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			3 100																																BASE TAXABLE VALUE										356,086									
Bathrooms			2.5 100																																TOTAL JUST VALUE										482,943									
Frame		02	WOOD FRAME 100																																NCON VALUE										19,375									
Stories		1.	1. 100																																INCOME VALUE																			
Units		0	100																																PREVIOUS YEAR MKT VALUE										375,448									
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	2,663	100	2,663	325,259																																																		
FGR	616	55	339	41,405																																																		
FOP	165	30	50	6,107																																																		
FOP	198	30	59	7,206																																																		
UOP	350	20	70	8,550																																																		
TOTALS		3,992		3,181	388,527																																																	
EXTRA FEATURES					85243 CHAMPLAIN DR, FERNANDINA BEACH										BLD DATE										LGL DATE										06/13/2023 MLU																			
															XF DATE										LAND DATE																													
															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	0855	CONC PAVER	0 100	0	0	1,200.00	SF	10.00	10.00	100	2018	2018	3	98	11,760																																							
2	0911	SCRN RM A	0 100	25	14	350.00	SF	21.88	21.88	100	2022	2022	3	100	7,656																																							
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