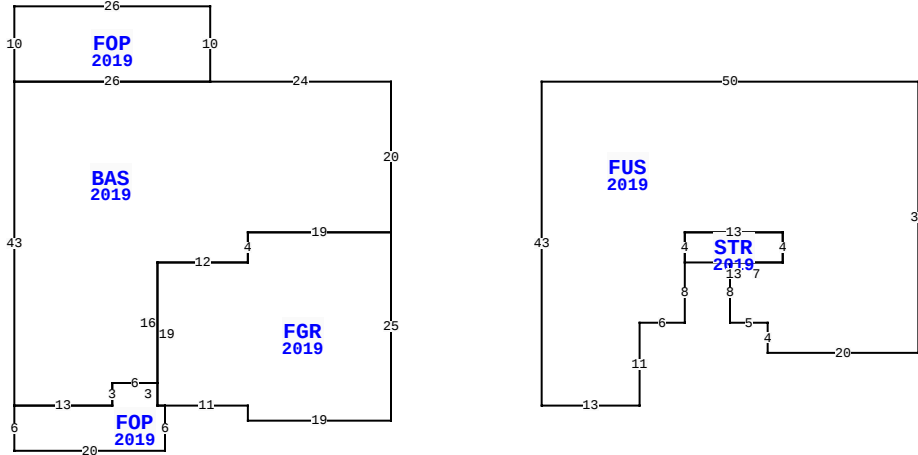




BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																			
CONSTRUCTION					VALUATION SUMMARY																																															
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY	STANDARD																																			
Exterior Wall	31	HARDIE BRD 100	0900	01	3,701	96.4800	114.57	424,024	2019	2019	0	0	0	1.00	99.00	Tax Group: 4	Tax Dist:																																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022												Heated Area: 3190												HX Base Yr																									
Roof Cover	03	COMP SHNGL 100													BAS 2019												FUS 2019																									
Interior Wall	05	DRYWALL 100																																																		
Interior Floo	13	LVT/LAMNT 60																																																		
Interior Floo	14	CARPET 40																																																		
Air Condition	03	CENTRAL 100																																																		
Heating Type	04	AIR DUCTED 100																																																		
Bedrooms		4 100																																																		
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			4085.00																																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS	1,467	100	1,467	166,393																																																
FGR	703	55	387	43,896																																																
FOP	138	30	41	4,650																																																
FOP	260	30	78	8,847																																																
FUS	1,723	100	1,723	195,430																																																
STR	52	10	5	567																																																
TOTALS	4,343		3,701	419,784																																																
EXTRA FEATURES					85361 CHAMPLAIN DR, FERNANDINA BEACH												BLD DATE XF DATE INC DATE												LGL DATE LAND DATE AG DATE												06/13/2023 MLU											
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	42.00	SF	10.00	10.00	100	2019	2019	3	99	416																																				
2	0855	CONC PAVER	0	100	0	0	1,119.00	SF	10.00	10.00	100	2019	2019	3	99	11,078																																				
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288																																				
4	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2019	2019	3	93	6,250																																				