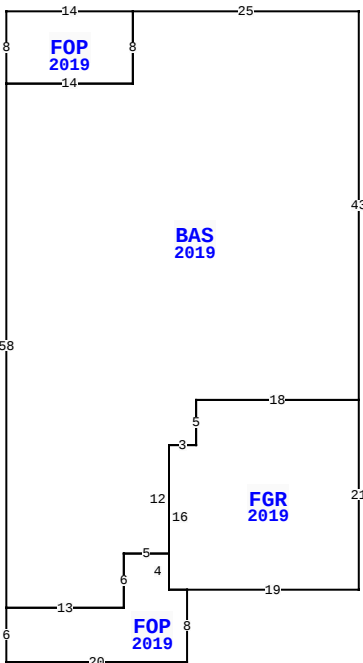


BRUMME ERIK
85358 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0083-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall		31	HARDIE BRD 100							0900	01	2,278	115.4440	137.09	312,291	2019	2019	0	0	1.00	99.00	VALUATION BY					STANDARD												
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 0										Heated Area: 1964										HX Base Yr									
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			2.5 100																																				
Frame		02	WOOD FRAME 100																																				
Stories			0 0 100																																				
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	266,553																																			
FGR	426	55	234	31,758																																			
FOP	112	30	34	4,614																																			
FOP	154	30	46	6,243																																			
TOTALS		2,656		2,278	309,168																																		
EXTRA FEATURES										85358 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	692.00	SF	10.00	10.00	100	2019	2019	3	99	6,851																							
3	0855	CONC PAVER	0	100	14	10	140.00	SF	10.00	10.00	100	2019	2019	3	99	1,386																							
4	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	100	2019	2019	3	93	5,580																							
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	96	576																							
6	0911	SCRN RM A	0	100	40	26	1,040.00	SF	17.50	17.50	100	2021	2021	3	97	17,654																							
7	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2021	2021	3	98	27,989																							
8	0855	CONC PAVER	0	100	0	0	704.00	SF	10.00	10.00	100	2021	2021	3	100	7,040																							
LAND DESCRIPTION										TOTAL OB/XF										67,076																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							