LOT 109
HAMPTON LAKES #2 PBK 8/165

HAYES ROBIN
85258 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

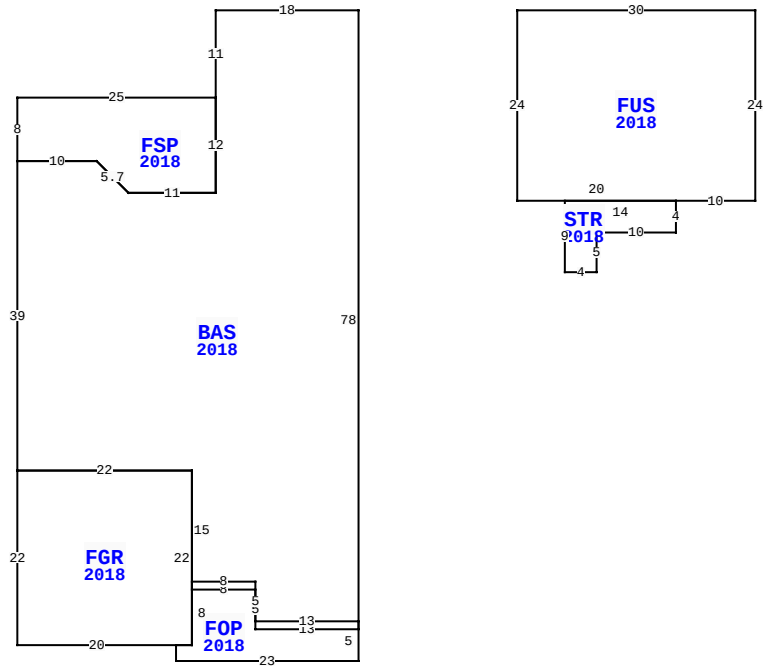
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,347	100	2,347	279,080
FGR	484	55	266	31,630
FOP	149	30	45	5,351
FSP	252	40	101	12,010
FUS	720	100	720	85,614
STR	76	10	8	952
TOTALS	4,028		3,487	414,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,487	101.6600	120.72	420,951	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 0 Heated Area: 3067 HX Base Yr



85258 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		414,637
TOTAL MARKET OB/XF VALUE		60,253
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		549,890
SOH/AGL Deduction		163,044
ASSESSED VALUE		386,846
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		336,846
TOTAL JUST VALUE		549,890
NCON VALUE		68,245
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,173

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017323	ADDITION	15,000	11/22/2022
21004830	SWIM POOL	59,000	04/19/2021
18003235	CO ISSUED	0	03/29/2018
17009236	NEW CONSTR	387,204	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2627/1060	3/17/2023	WD	Q	I	01	580,000
GRANTOR: GOSS CASEY ALLAN & KE						
GRANTEE: HAYES ROBIN						
2187/0726	3/30/2018	SW	Q	I	01	306,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GOSS CASEY ALLAN &						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2018	2018	3	98	3,404	
2	0462	ST/AL FNC	0	100	114	4	456.00	SF	10.00	10.00	100	2018	2018	3	90	4,104	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570	
4	0861	POOL GUNIT	0	100	0	0	341.00	SF	85.00	85.00	100	2022	2022	3	100	28,985	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
6	0911	SCRN RM A	0	100	0	0	860.00	SF	17.50	17.50	100	2022	2022	3	100	15,050	
7	0855	CONC PAVER	0	100	0	0	614.00	SF	10.00	10.00	100	2022	2022	3	100	6,140	

BUILDING DIMENSIONS

BAS=[YR=2018] W18 S11 FSP=[YR=2018] W25 S8 E10 D4 R4 E11 N12$ S12 W11 U4 L4 W10 S39 FGR=[YR=2018] S22 E20 FOP=[YR=2018] S2 E23 N5 W13 N5 W8 S8 W2$ E2 N22 W22$ E22 S15 E8 S5 E13 N78$ PTR=E20 FUS=[YR=2018] E30 S24 W10 STR=[YR=2018] S4 W10 S5 W4 N9 E14$ W20 N24$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 60,253

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	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 07/12/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS