

PUCKETT WALLACE E & KIMBERLY K
85220 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0129-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

090001

Exterior Wall

31

HARDIE BRD 90

MOD METAL 10

Roof Structure

03

GABLE/HIP 100

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

CLAY TILE 50

Interior Floor

14

CARPET 50

CENTRAL 100

Air Condition

03

AIR DUCTED 100

3 100

Bedrooms

2.5 100

Bathrooms

02

WOOD FRAME 100

2. 100

Units

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

SINGLE FAMILY

DOR CODE

0100

MAP NUM

MKT AREA

04

NEIGHBORHOOD/LOC

4085.00

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,772

100

1,772

213,697

FGR

428

55

235

28,340

FOP

136

30

41

4,945

FOP

190

30

57

6,874

FST

132

55

73

8,804

FUS

900

100

900

108,536

STR

70

10

7

844

TOTALS

3,628

3,085

372,039

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PCT

REPL. COST NEWAYB

EYBECONFNCT

NORM% COND

090001

3,085

103.6840

123.12

379,825

2017

2017

0

0

2.05

97.95

1 SNGL FAM - 0% - 2023

Heated Area: 2672

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

EXTRA FEATURES

85220 CHAMPLAIN DR, FERNANDINA BEACH

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 0

0 0

746.00 SF

10.00

10.00

100

2017

2017

3

97

7,236

LAND DESCRIPTION

TOTAL OB/XF

7,236

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH 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

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

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

372,039

TOTAL MARKET OB/XF VALUE

7,236

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

454,275

SOH/AGL Deduction

0

ASSESSED VALUE

454,275

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

454,275

TOTAL JUST VALUE

454,275

NCON VALUE

379,275

INCOME VALUE

PREVIOUS YEAR MKT VALUE

369,856

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2617/1353

1/26/2023

WD Q

I

01

575,000

GRANTOR: COONEY MICHAEL T & BA

GRANTEE: PUCKETT WALLACE EAR

2169/0334

12/29/2017

SW Q

I

02

320,800

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: COONEY MICHAEL T &

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W19 S10 BAS=[YR=2017] W20 S36 FGR=[YR=2017] S20 E20 FOP=[YR=2017] S8 E19 N6 W13 N4 W5 S2 W1\$ E1 N22 W4 S2 W17\$ E17 N2 E4 S20 E5 S4 E13 N58 W19\$ E19 N10\$ PTR=[YR=2017] E30 FUS=[YR=2017] E19 S48 W13 N2 W6 N17 FST=[YR=2017] W11 N12 E1 STR=[YR=2017] N7 E10 S7 W10\$ E10 S12\$ N29\$ W30\$.