LOT 134
HAMPTON LAKES #2 PBK 8/165

SEALS STEPHEN J & DEBORAH A
85186 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0134-0000

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 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

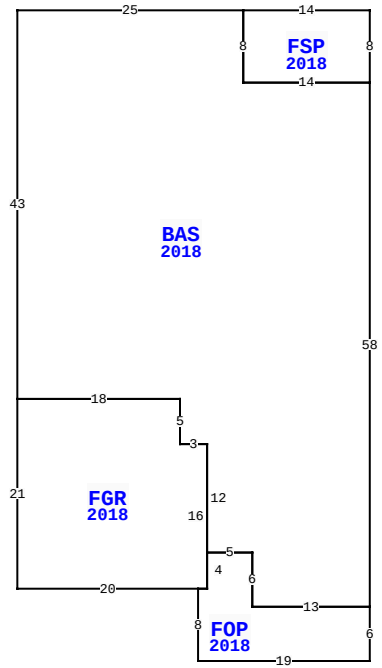
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	265,206
FGR	426	55	234	31,598
FOP	146	30	44	5,942
FSP	112	40	45	6,076
TOTALS	2,648		2,287	308,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	115.4440	137.09	313,525	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2023 Heated Area: 1964 HX Base Yr 2023



85186 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		308,822
TOTAL MARKET OB/XF VALUE		6,978
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		390,800
SOH/AGL Deduction		0
ASSESSED VALUE		390,800
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,800
TOTAL JUST VALUE		390,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009869	CO ISSUED	0	09/27/2018
18002537	NEW CONSTR	255,333	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1477	6/27/2022	WD	Q	I	01	515,500
GRANTOR: HOMESLEY CODY W & RAC						
GRANTEE: SEALS STEPHEN JOHN						
2481/1849	7/22/2021	WD	Q	I	01	389,000
GRANTOR: HARBISON MICHAEL E &						
GRANTEE: HOMESLEY CODY W & R						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W14 BAS=[YR=2018] W25 S43 FGR=[YR=2018] S21 E20 FOP=[YR=2018] S8 E19 N6 W13 N6 W5 S4 W1$ E1 N16 W3 N5 W18$ E18 S5 E3 S12 E5 S6 E13 N58 W14 N8$ S8 E14 N8$.

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	0855	CONC PAVER	0	100	0	0	712.00	SF	10.00	10.00	100	2018	2018	3	98	6,978	

LAND DESCRIPTION

TOTAL OB/XF 6,978

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	000136	C	SFR INT	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS