LOT 50
IN OR 2047/1886
ESMT PT OR 1521/1562

NOVAK JEROME J
85123 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

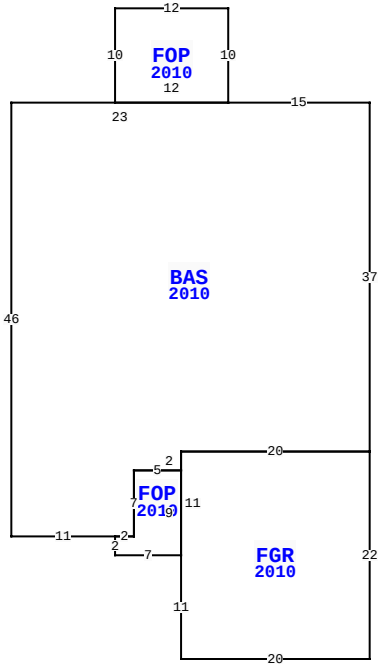
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,533	100	1,533	207,664
FGR	440	55	242	32,782
FOP	49	30	15	2,032
FOP	120	30	36	4,877
TOTALS	2,142		1,826	247,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,826	115.9000	144.88	264,551	2010	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2017 Heated Area: 1533 HX Base Yr 2017



85123 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		247,355
TOTAL MARKET OB/XF VALUE		4,435
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		326,790
SOH/AGL Deduction		120,449
ASSESSED VALUE		206,341
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		151,341
TOTAL JUST VALUE		326,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C23423	CO ISSUED	0	06/17/2010
M15224	MECH OTHER	0	04/01/2010
E22565	ELEC OTHER	0	04/01/2010
B23423	NEW CONSTR	209,221	03/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2047/1886	5/17/2016	WD	Q	I	01	210,000
GRANTOR: EGBERT ALLAN L & MARI						
GRANTEE: NOVAK JEROME J & JU						
1686/1248	6/29/2010	WD	Q	I	01	180,200
GRANTOR: WOODSIDE AMELIA LAKES						
GRANTEE: EGBERT ALLAN L & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W15 FOP=[YR=2010] N10 W12 S10 E12 $ W23 S46 E11 FOP=[YR=2010] S2 E7 FGR=[YR=2010] S11 E20 N22 W20 S11 $ N9 W5 S7 W2 $ E2 N7 E5 N2 E20 N37 $.

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	598.00	SF	5.20	5.20	100	2010	2010	3	91	2,830	
2	0810	CONCRETE A	0	100	0	0	252.00	SF	6.50	6.50	100	2019	2019	3	98	1,605	

LAND DESCRIPTION

TOTAL OB/XF 4,435

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS