LOT 67
IN OR 2078/1903
HAMPTON LAKES #1 PB 7/252

COX GARRETT & COURTNEY
85158 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0067-0000

BUILDING CHARACTERISTICS

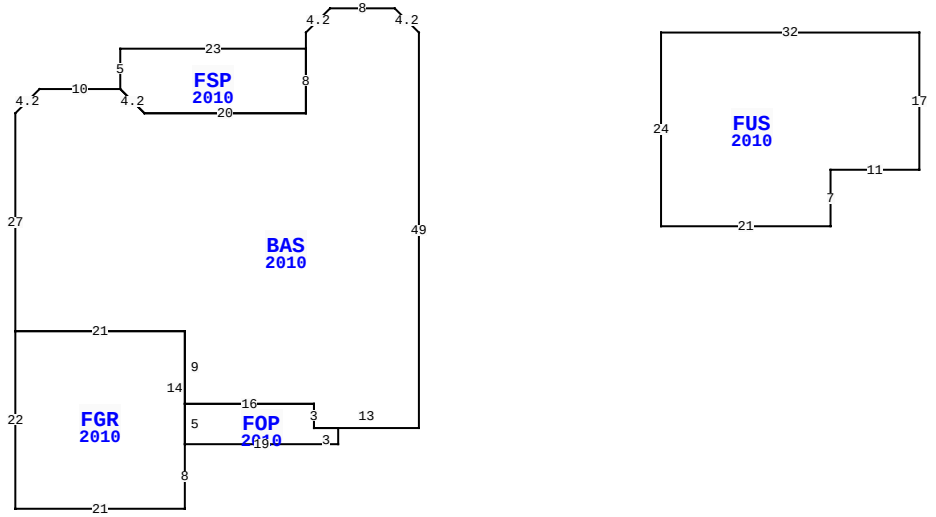
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,862	100	1,862	234,852
FGR	462	55	254	32,037
FOP	86	30	26	3,280
FSP	180	40	72	9,081
FUS	691	100	691	87,155
TOTALS	3,281		2,905	366,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,905	107.3480	134.18	389,793	2010	2010	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2018 Heated Area: 2553 HX Base Yr 2018



85158 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	07/20/2010 RK	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		366,405
TOTAL MARKET OB/XF VALUE		3,644
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		445,049
SOH/AGL Deduction		163,546
ASSESSED VALUE		281,503
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,503
TOTAL JUST VALUE		445,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22950	CO ISSUED	0	06/01/2010
E22485	ELEC OTHER	0	03/01/2010
P14170	PLUMBING	0	03/01/2010
B0922950	NEW CONSTR	214,566	10/01/2009
R0912145	REPAIR/RRF	7,160	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2078/1903	10/21/2016	WD	Q	I	01	259,900
GRANTOR: LADD ALAN W & KARI K						
GRANTEE: COX GARRETT & COURT						
1864/1110	6/25/2013	WD	Q	I	02	265,000
GRANTOR: SMITH TODD R & DARCIE						
GRANTEE: LADD ALAN W & KARI						

BUILDING NOTES

EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	616.00	SF	6.50	6.50	100	2010	2010	3	91	3,644	

BUILDING DIMENSIONS

BAS=[YR=2010] U3 L3 W8 D3 L3 S2 FSP=[YR=2010] W23 S5 D3 R3 E20 N8 $ S8 W20 U3 L3 W10 D3 L3 S27 FGR=[YR=2010] S22 E21 N8 FOP=[YR=2010] E19 N2 W3 N3 W16 S5 $ N14 W21 $ E21 S9 E16 S3 E13 N49 $ PTR= E30 FUS=[YR=2010] E32 S17 W11 S7 W21 N24 $ W30 $.

LAND DESCRIPTION

TOTAL OB/XF 3,644

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	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