

LOT 71
IN OR 2030/1146
HAMPTON LAKES #1 PB 7/252

BARILLA CHRISTOPHER R & ROBIN
85086 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0071-0000



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 60		
Interior Floo	11	CLAY TILE 40		
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	1,508	100	1,508	205,457
FGR	440	55	242	32,971
FOP	40	30	12	1,635
FOP	120	30	36	4,905
TOTALS	2,108		1,798	244,969

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,798	117.2000	146.50	263,407	2009	2009	0	0	0	7.00	93.00	
1 SNGL FAM - 100% - 2024 Heated Area: 1508 HX Base Yr 2024													
85086 CHAMPLAIN DR, FERNANDINA BEACH													

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4					Tax Dist:								
BUILDING MARKET VALUE										244,969			
TOTAL MARKET OB/XF VALUE										8,508			
TOTAL LAND VALUE - MARKET										75,000			
TOTAL MARKET VALUE										328,477			
SOH/AGL Deduction										0			
ASSESSED VALUE										328,477			
TOTAL EXEMPTION VALUE					HX HB					50,000			
BASE TAXABLE VALUE										278,477			
TOTAL JUST VALUE										328,477			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										317,828			