LOT 74
IN OR 2128/1492
HAMPTON LAKES #1 PB 7/252

FINNEY CARLA JEFFERSON & JULIUS CAESAR JR
85042 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0074-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

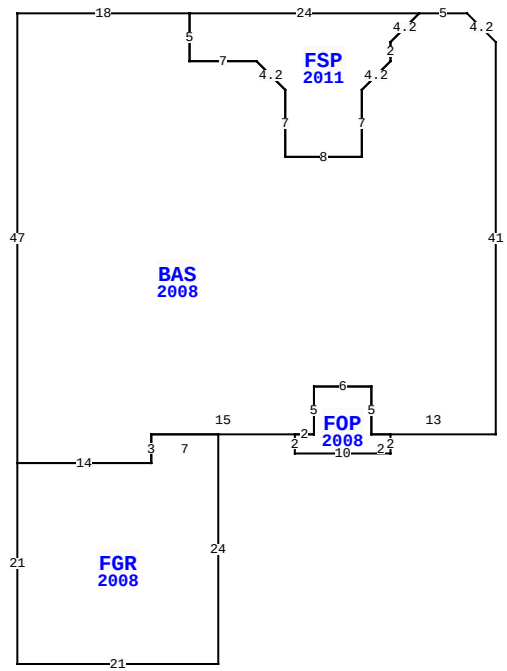
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,009	100	2,009	259,980
FGR	462	55	254	32,870
FOP	50	30	15	1,942
FSP	199	40	80	10,353
TOTALS	2,720		2,358	305,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,358	111.9160	139.90	329,884	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2018 Heated Area: 2009 HX Base Yr 2018



85042 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	07/08/2008	RK	LGL DATE		
XF DATE	07/08/2008	RK	LAND DATE	06/13/2023	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		305,143
TOTAL MARKET OB/XF VALUE		4,058
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		384,201
SOH/AGL Deduction		138,457
ASSESSED VALUE		245,744
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,744
TOTAL JUST VALUE		384,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20715	ELEC OTHER	2,000	04/01/2008
M137454	MECH OTHER	0	04/01/2008
C21192	CO ISSUED	0	03/01/2008
R11102	REPAIR/RRF	5,290	03/01/2008
B21192	NEW CONSTR	198,396	03/01/2008
P13118	OTHER	0	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/1492	3/27/2017	SW	Q	I	01	209,000
GRANTOR: JOHNSON ANTHONY W & D						
GRANTEE: FINNEY CARLA J & JU						
1755/1335	8/31/2011	WD	Q	I	02	199,000
GRANTOR: WADKINS TERRELL J & P						
GRANTEE: JOHNSON ANTHONY W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W5 FSP=[YR=2011] W24 S5 E7 D3 R3 S7 E8 N7 U3 R3 N2 U3 R3 $ D3 L3 S2 D3 L3 S7 W8 N7 U3 L3 W7 N5 W18 S47 FGR=[YR=2008] S21 E21 N24 W7 S3 W14 $ E14 N3 E15 FOP=[YR=2008] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E13 N41 $.

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	0812	CONCRETE C	0	100	0	0	1,140.00	SF	4.00	4.00	100	2008	2008	3	89	4,058	

LAND DESCRIPTION

TOTAL OB/XF 4,058

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	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS