LOT 6
HAMPTON LAKES #2 PBK 8/165

RICHARDS FAMILY JOINT TRUST/RICHARDS JOHN C TRUSTE
85215 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0006-0000

BUILDING CHARACTERISTICS

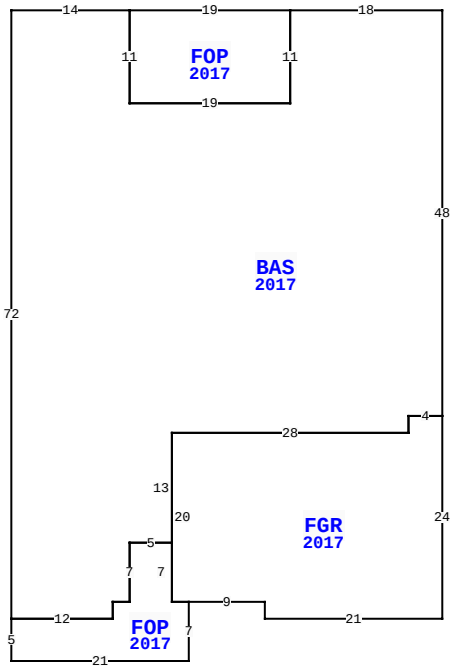
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,702	100	2,702	350,829
FGR	690	55	380	49,340
FOP	158	30	47	6,103
FOP	209	30	63	8,180
TOTALS	3,759		3,192	414,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,192	106.5360	133.17	425,079	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 2023 Heated Area: 2702 HX Base Yr



85215 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	414,452
TOTAL MARKET OB/XF VALUE	64,972
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	554,424
SOH/AGL Deduction	0
ASSESSED VALUE	554,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,424
TOTAL JUST VALUE	554,424
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	537,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002672	SWIM POOL	50,515	03/05/2021
17009573	CO ISSUED	0	10/30/2017
17003754	NEW CONSTR	343,090	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2699/1250	1/19/2024	WD	U	I	11	100
GRANTOR: RICHARDS MARILYN L &						
GRANTEE: RICHARDS FAMILY JOI						
2529/0879	1/06/2022	WD	Q	I	01	566,000
GRANTOR: BURNS WILLIAM C III &						
GRANTEE: RICHARDS MARILYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FOP=[YR=2017] W19 S11 E19 N11$ S11 W19 N11 W14 S72 FOP=[YR=2017] S5 E21 N7 FGR=[YR=2017] E9 S2 E21 N24 W4 S2 W28 S20 E2$ W2 N7 W5 S7 W2 S2 W12$ E12 N2 E2 N7 E5 N13 E28 N2 E4 N48$.

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	0	0	0	1,488.00	SF	10.00	10.00	100	2017	2017	3	97	14,434	
2	0861	POOL GUNIT	0	0	28	16	448.00	SF	85.00	85.00	100	2021	2021	3	95	36,176	
3	0855	CONC PAVER	0	0	0	0	878.00	SF	10.00	10.00	100	2021	2021	3	99	8,692	
4	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	98	882	
5	0462	ST/AL FNC	0	0	0	0	504.00	SF	10.00	10.00	100	2021	2021	3	95	4,788	

LAND DESCRIPTION

TOTAL OB/XF 64,972

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	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 09/23/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS