LOT 12
HAMPTON LAKES #2 PBK 8/165

RIGGEN CURTIS L & ELIZABETH G REV LIVING TRUST/RIG
85243 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0012-0000

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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

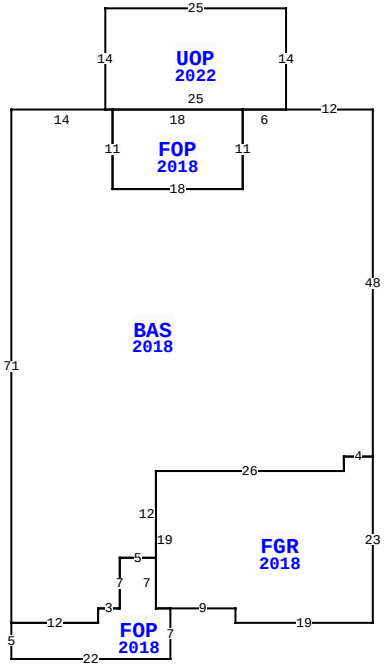
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,663	100	2,663	340,624
FGR	616	55	339	43,361
FOP	165	30	50	6,395
FOP	198	30	59	7,547
UOP	350	20	70	8,953
TOTALS	3,992		3,181	406,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,181	104.4200	130.52	415,184	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 2663 HX Base Yr 2022



85243 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		406,880
TOTAL MARKET OB/XF VALUE		19,067
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		500,947
SOH/AGL Deduction		82,678
ASSESSED VALUE		418,269
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		368,269
TOTAL JUST VALUE		500,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		482,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000354	ADDITION	10,479	01/06/2022
18004770	CO ISSUED	0	05/10/2018
B180579	NEW CONSTR	349,952	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0989	11/22/2022	QC	U	I	11	100
GRANTOR: RIGGEN CURT LEE &						
GRANTEE: RIGGEN CURTIS L & E						
2459/1834	4/30/2021	WD	Q	I	02	420,000
GRANTOR: LARICHE-DENEGRI SHERY						
GRANTEE: RIGGEN CURT LEE & E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W12 UOP=[YR=2022] N14 W25 S14 E25$ W6 FOP=[YR=2018] W18 S11 E18 N11$ S11 W18 N11 W14 S71 FOP=[YR=2018] S5 E22 N7 FGR=[YR=2018] E9 S2 E19 N23 W4 S2 W26 S19 E2$ W2 N7 W5 S7 W3 S2 W12$ E12 N2 E3 N7 E5 N12 E26 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	100	0	0	1,200.00	SF	10.00	10.00	100	2018	2018	3	97	11,640	
2	0911	SCRN RM A	0	100	25	14	350.00	SF	21.88	21.88	100	2022	2022	3	97	7,427	

LAND DESCRIPTION

TOTAL OB/XF 19,067

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	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 07/12/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS