

MIKOLAJCZYK JAMES JOHN & DEBORAH LYNN
85255 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type0305111403COMP SHNGL 100 DRYWALL 100 CLAY TILE 50 CARPET 50 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame023 100 2.5 100 WOOD FRAME 100

Stories Units Occupancy1.0001.100 0 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC03010004085.00Quality Level 03SINGLE FAMILYMKT AREA 04

TOTALS3,5883,127397,933

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010001,047.00SF10.0010.001002018201839710,156

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE04/09/2019BYTWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,127104.4200130.52408,13620182018002.5097.50

1 SNGL FAM - 100% - 2024Heated Area: 2652HX Base Yr 2024

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS2,6521002,652337,486

FGR6925538148,485

FOP3530101,272

FSP209408410,690

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

TOTAL OB/XF10,156

85255 CHAMPLAIN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE397,933

TOTAL MARKET OB/XF VALUE10,156

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE483,089

SOH/AGL Deduction117,052

ASSESSED VALUE366,037

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE316,037

TOTAL JUST VALUE483,089

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE465,254

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYINST V I RSN CD SALE PRICE

2648/3416/15/2023WDQI01560,000

GRANTOR: ROBERTS STEPHEN Y JR

GRANTEE: MIKOLAJCZYK JAMES J

2489/15998/16/2021WDQI01515,000

GRANTOR: ZILLOW HOMES PROPERTY

GRANTEE: ROBERTS STEPHEN Y J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W19 S11 E19 N11\$ S11 W19 N11 W14 S71 E12 N2 E3 FOP=[YR=2018] E5 FGR=[YR=2018] E11 S6 E19 N27 W4 S2 W26 S19\$ N7 W5 S7\$ N7 E5 N12 E26 N2 E4 N48\$.