LOT 23
HAMPTON LAKES #2 PBK 8/165

TURNER JESSICA
85311 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0023-0000

BUILDING CHARACTERISTICS

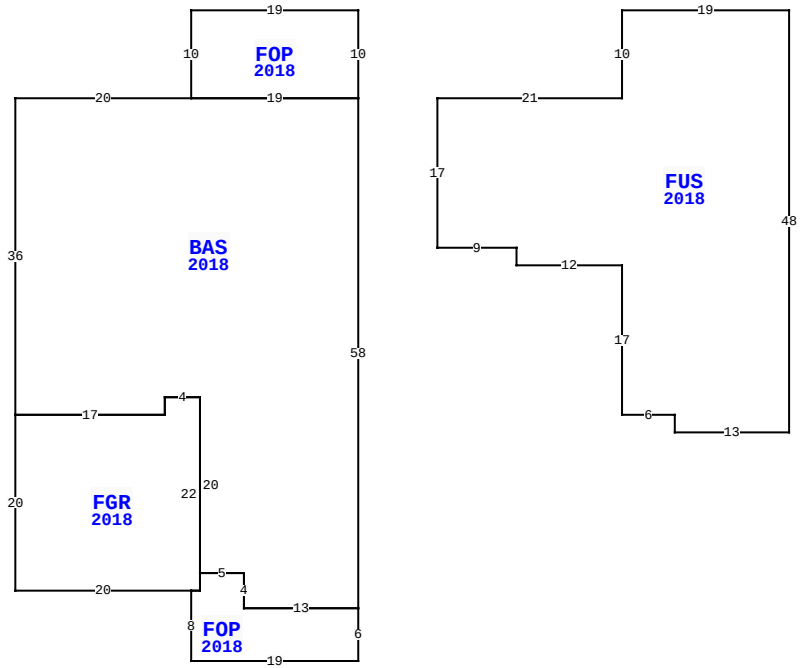
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,772	100	1,772	233,255
FGR	428	55	235	30,934
FOP	136	30	41	5,397
FOP	190	30	57	7,503
FUS	1,281	100	1,281	168,623
TOTALS	3,807		3,386	445,712

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,386	107.4560	134.32	454,808	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 3053 HX Base Yr 2023



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

85311 CHAMPLAIN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		445,712
TOTAL MARKET OB/XF VALUE		7,644
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		528,356
SOH/AGL Deduction		4,812
ASSESSED VALUE		523,544
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		468,544
TOTAL JUST VALUE		528,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009917	CO ISSUED	0	09/28/2018
18002538	NEW CONSTR	371,435	03/09/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1600	2/16/2024	WD	Q	I	01	585,000
GRANTOR: PETERS CHELSEA K SUPP						
GRANTEE: TURNER JESSICA						
2662/566	8/10/2023	QC	U	I	11	100
GRANTOR: PETERS HOLLY						
GRANTEE: PETERS CHELSEA K SU						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W19 S10 BAS=[YR=2018] W20 S36 FGR=[YR=2018] S20 E20 FOP=[YR=2018] S8 E19 N6 W13 N4 W5 S2 W1$ E1 N22 W4 S2 W17$ E17 N2 E4 S20 E5 S4 E13 N58 W19$ E19 N10$ PTR=[YR=2018] E30 FUS=[YR=2018] E19 S48 W13 N2 W6 N17 W12 N2 W9 N17 E21 N10$ W30$.

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	788.00	SF	10.00	10.00	100	2018	2018	3	97	7,644	

LAND DESCRIPTION

TOTAL OB/XF 7,644

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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS