LOT 83
HAMPTON LAKES #2 PBK 8/165

**BRUMME ERIK**
85358 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

**2024**

**24-2N-27-0721-0083-0000**

## NASSAU COUNTY PROPERTY



### 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 | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

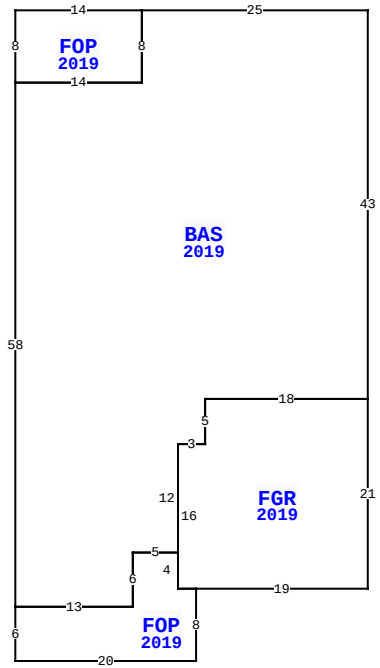
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,964 | 100 | 1,964 | 279,154 |
| FGR | 426 | 55 | 234 | 33,260 |
| FOP | 112 | 30 | 34 | 4,832 |
| FOP | 154 | 30 | 46 | 6,538 |
| TOTALS | 2,656 | | 2,278 | 323,784 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,278 | 115.4440 | 144.30 | 328,715 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 1964 HX Base Yr 2024




85358 CHAMPLAIN DR, FERNANDINA BEACH

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 323,784 |
| TOTAL MARKET OB/XF VALUE | | 65,152 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 463,936 |
| SOH/AGL Deduction | | 78,452 |
| ASSESSED VALUE | | 385,484 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 335,484 |
| TOTAL JUST VALUE | | 463,936 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 451,244 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21007117 | SCRN ENCL | 11,225 | 06/02/2021 |
| 21001453 | SWIM POOL | 54,134 | 02/08/2021 |
| 19006686 | CO ISSUED | 0 | 06/24/2019 |
| 19042958 | ADDITION | 4,000 | 04/26/2019 |
| 19000448 | NEW CONSTR | 265,478 | 01/15/2019 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2622/0984 | 3/01/2023 | WD | Q | I | 01 | 584,900 |
| GRANTOR: REED MATTHEW J | | | | | | |
| GRANTEE: BRUMME ERIK | | | | | | |
| 2288/0922 | 6/27/2019 | SW | Q | I | 02 | 305,600 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: REED MATTHEW J | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2019] S6 E20 N8 FGR=[YR=2019] E19 N21 W18 S5 W3 S16
E2$ W2 N4 W5 S6 W13$ E13 N6 E5 N12 E3 N5 E18 N43$.

### 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 | 692.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 6,782 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 14 | 10 | 140.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 1,372 | |
| 3 | 0462 | ST/AL FNC | 0 | 100 | 150 | 4 | 600.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 90 | 5,400 | |
| 4 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2019 | 2019 | 3 | 95 | 570 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 40 | 26 | 1,040.00 | SF | 17.50 | 17.50 | 100 | 2021 | 2021 | 3 | 93 | 16,926 | |
| 6 | 0861 | POOL GUNIT | 0 | 100 | 28 | 12 | 336.00 | SF | 85.00 | 85.00 | 100 | 2021 | 2021 | 3 | 95 | 27,132 | |
| 7 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 704.00 | SF | 10.00 | 10.00 | 100 | 2021 | 2021 | 3 | 99 | 6,970 | |

### LAND DESCRIPTION

TOTAL OB/XF 65,152

| 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 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS