



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	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	2,164	100	2,164	300,273
FGR	516	55	284	39,407
FOP	130	30	39	5,411
FOP	238	30	71	9,851
FST	18	55	10	1,388
TOTALS	3,066		2,568	356,332

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	723.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,568	112.1280	140.16	359,931	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 2164 HX Base Yr 2021											
85340 CHAMPLAIN DR, FERNANDINA BEACH											

TOTAL OB/XF 7,158											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	723.00	SF	10.00	10.00	100	2020

TOTAL OB/XF 7,158											
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1	0855	CONC PAVER	0 100	0	0	723.00	SF	10.00	10.00	100	2020

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			356,332
TOTAL MARKET OB/XF VALUE			7,158
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			438,490
SOH/AGL Deduction			115,254
ASSESSED VALUE			323,236
TOTAL EXEMPTION VALUE			55,000
BASE TAXABLE VALUE			268,236
TOTAL JUST VALUE			438,490
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			422,377

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002088	CO ISSUED	0	03/09/2020
19004737	NEW CONSTR	305,876	06/05/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2693/39	1/17/2024	TD	U	I	11	100	
GRANTOR: ROSE ROBERT & LORI LI							
GRANTEE: ROSE ROBERT L & LOR							
2379/1162	7/23/2020	SW	Q	I	02	338,100	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: ROSE ROBERT & LORI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W17 FOP=[YR=2020] W13 S10 E13 N10\$ S10 W27 S35 FGR=[YR=2020] S24 E20 FOP=[YR=2020] S8 E24 N5 W14 N14 W8 S11 W2\$ E2 N22 FST=[YR=2020] N3 W6 S3 E6\$ W6 N2 W16\$ E16 N1 E6 S13 E8 S14 E14 N71\$.											