LOT 129
HAMPTON LAKES #2 PBK 8/165

PUCKETT WALLACE E & KIMBERLY K
85220 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0129-0000

BUILDING CHARACTERISTICS

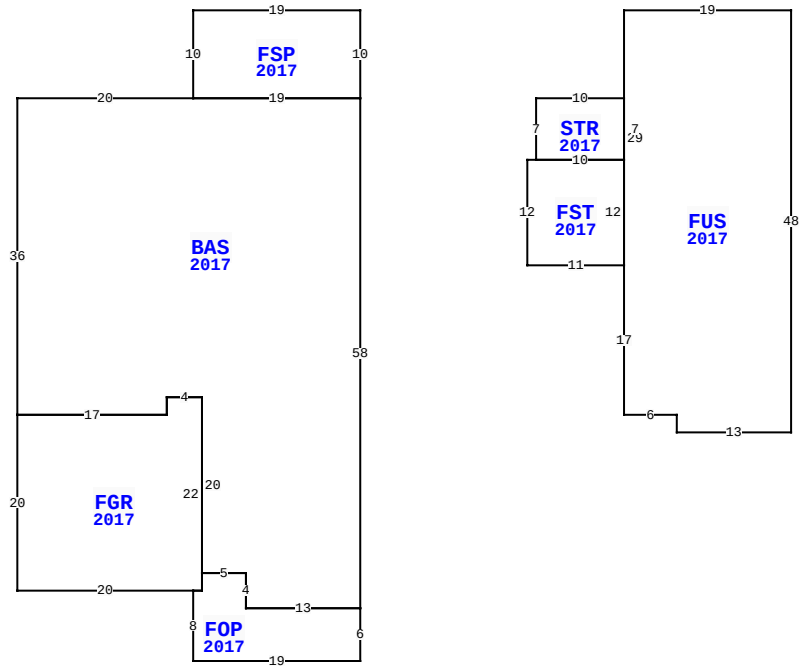
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	228,975
FGR	428	55	235	30,366
FOP	136	30	41	5,298
FSP	190	40	76	9,821
FST	132	55	73	9,433
FUS	900	100	900	116,297
STR	70	10	7	904
TOTALS	3,628		3,104	401,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,104	106.0760	132.60	411,590	2017	2017	0	0	0	2.55	97.45

1 SNGL FAM – 0% - 2024 Heated Area: 2672 HX Base Yr



85220 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	401,094
TOTAL MARKET OB/XF VALUE	7,236
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	483,330
SOH/AGL Deduction	0
ASSESSED VALUE	483,330
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	483,330
TOTAL JUST VALUE	483,330
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	454,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011573	CO ISSUED	0	12/29/2017
17003224	NEW CONSTR	0	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1353	1/26/2023	WD	Q	I	01	575,000
GRANTOR: COONEY MICHAEL T & BA						
GRANTEE: PUCKETT WALLACE EAR						
2169/0334	12/29/2017	SW	Q	I	02	320,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COONEY MICHAEL T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-19,10] W20 S36 E17 N2 E4 S20 E5 S4 E13 N58 W19 $
FUS=[YR=2017;ORIG=30,0] E19 S48 W13 N2 W6 N17 N29 $
FGR=[YR=2017;ORIG=-39,46] S20 E20 E1 N22 W4 S2 W17 $
FSP=[YR=2017;ORIG=0,0] W19 S10 E19 N10 $
FOP=[YR=2017;ORIG=-19,66] S8 E19 N6 W13 N4 W5 S2 W1 $
FST=[YR=2017;ORIG=30,29] W11 N12 E1 E10 S12 $
STR=[YR=2017;ORIG=20,17] N7 E10 S7 W10 $
PTR=[YR=2017;ORIG=0,0] E30 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	0	0	0	746.00	SF	10.00	10.00	100	2017	2017	3	97	7,236	

LAND DESCRIPTION

TOTAL OB/XF 7,236

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS