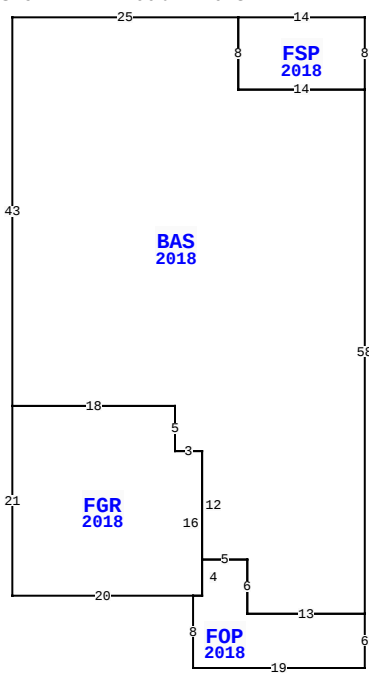




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,964	100	1,964	277,737
FGR	426	55	234	33,091
FOP	146	30	44	6,222
FSP	112	40	45	6,364
TOTALS	2,648		2,287	323,414

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,287	115.4440	144.30	330,014	2018	2018	0	0	0	2.00	98.00
1 SNGL FAM - 100% - 2023												
Heated Area: 1964												
HX Base Yr 2023												
												
85186 CHAMPLAIN DR, FERNANDINA BEACH												

L N	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	712.00	SF	10.00	10.00	100	2018	2018	3	97	6,906	

TOTAL OB/XF 6,906													

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	100		PUD	0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		323,414	
TOTAL MARKET OB/XF VALUE		6,906	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		405,320	
SOH/AGL Deduction		2,796	
ASSESSED VALUE		402,524	
TOTAL EXEMPTION VALUE		SX HX HB 100,000	
BASE TAXABLE VALUE		302,524	
TOTAL JUST VALUE		405,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,800	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009869	CO ISSUED	0	09/27/2018
18002537	NEW CONSTR	255,333	03/09/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2573/1477	6/27/2022	WD Q	Q	I	01
GRANTOR: HOMESLEY CODY W & RAC					SALE PRICE
GRANTEE: SEALS STEPHEN JOHN					515,500
2481/1849	7/22/2021	WD Q	Q	I	01
GRANTOR: HARBISON MICHAEL E &					389,000
GRANTEE: HOMESLEY CODY W & R					

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2018] W14 BAS=[YR=2018] W25 S43 FGR=[YR=2018] S21 E20 FOP=[YR=2018] S8 E19 N6 W13 N6 W5 S4 W1\$ E1 N16 W3 N5 W18\$ E18 S5 E3 S12 E5 S6 E13 N58 W14 N8\$ S8 E14 N8\$.									