LOT 35
FPL ESMT OR 1500/462
HAMPTON LAKES #1 PB 7/252

FKH SFR PROPCO J LP
1850 PARKWAY PLACE STE 900
MARIETTA, GA 30067

2025

13-2N-27-0720-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

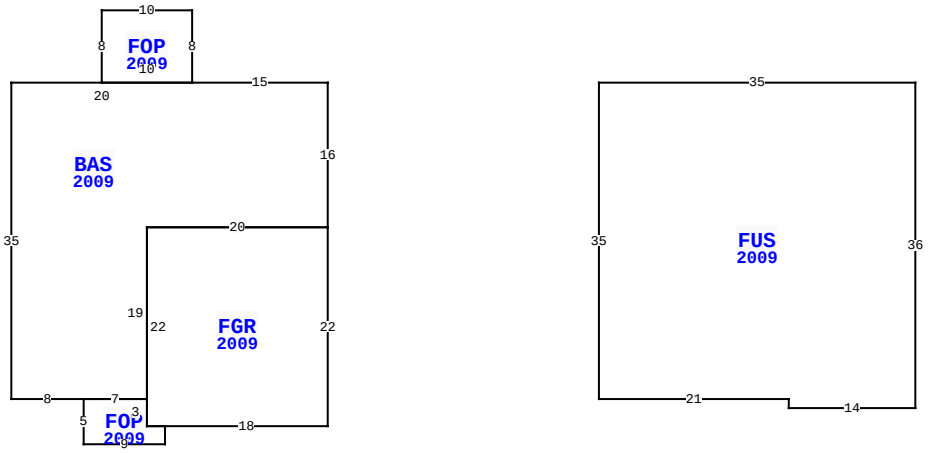
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	845	100	2009	845	118,807
FGR	440	55	2009	242	34,025
FOP	39	30	2009	12	1,687
FOP	80	30	2009	24	3,374
FUS	1,239	100	2009	1,239	174,203
TOTALS	2,643			2,362	332,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,362	115.1500	152.00	359,024	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 2023 Heated Area: 2084 HX Base Yr



85051 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	332,097
TOTAL MARKET OB/XF VALUE	2,828
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	409,925
SOH/AGL Deduction	0
ASSESSED VALUE	409,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	409,925
TOTAL JUST VALUE	409,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	394,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001978	REPAIR/RRF	7,500	02/04/2022
C22458	CO ISSUED	0	08/24/2009
M14588	MECH OTHER	0	06/01/2009
B22458	NEW CONSTR	170,016	05/01/2009
P13764	PLUMBING	0	05/01/2009
R11868	REPAIR/RRF	4,380	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2554/1302	4/11/2022	WD	Q	I	01	387,500
GRANTOR: BUYING JAX HOMES LL &						
GRANTEE: FKH SFR PROPCO J LP						
2536/1024	2/02/2022	WD	U	I	37	322,500
GRANTOR: SULLIVAN WILLIAM T &						
GRANTEE: BUYING JAX HOMES LL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 FOP=[YR=2009] N8 W10 S8 E10 $ W20 S35 E8 FOP=[YR=2009] S5 E9 N2 FGR=[YR=2009] E18 N22 W20 S22 E2$ W2 N3 W7 $ E7 N19 E20 N16 $ PTR=E30 FUS=[YR=2009] E35 S36 W14 N1 W21 N35 $ 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	0811	CONCRETE B	0	0	0	0	611.00	SF	5.20	5.20	100	2009	2009	3	89	2,828	

LAND DESCRIPTION

TOTAL OB/XF 2,828

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	000135	C	RES NATURAL	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 10/28/2024 BY KWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS