LOT 47
HAMPTON LAKES #1 PB 7/252

MOORE JAMES M & MARY A
85095 CHAMPLAIN DR
FERNANDIAN BEACH, FL 32034

2025

13-2N-27-0720-0047-0000

BUILDING CHARACTERISTICS

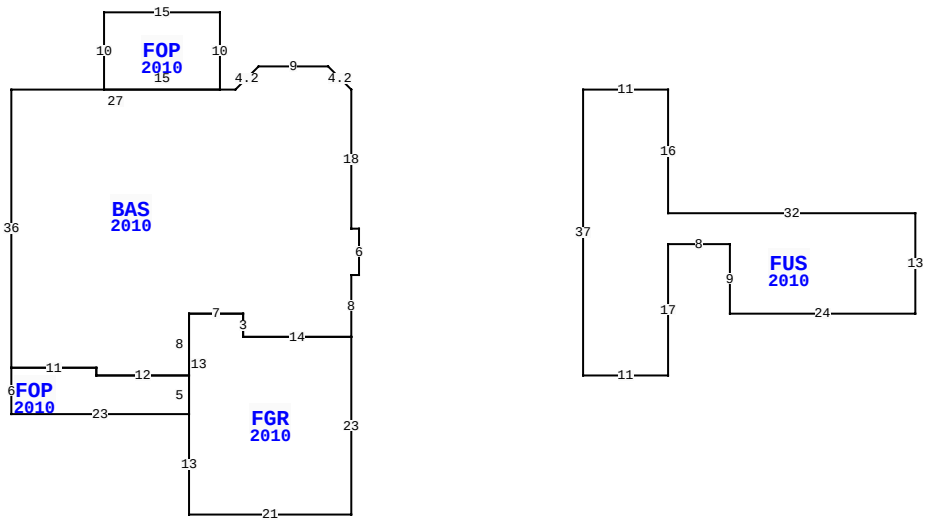
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,533	100	2010	1,533	211,743
FGR	504	55	2010	277	38,260
FOP	126	30	2010	38	5,249
FOP	150	30	2010	45	6,215
FUS	751	100	2010	751	103,731
TOTALS	3,064			2,644	365,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	112.5120	148.52	392,687	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2025 Heated Area: 2284 HX Base Yr 2025



85095 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		365,199
TOTAL MARKET OB/XF VALUE		2,986
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		443,185
SOH/AGL Deduction		0
ASSESSED VALUE		443,185
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		392,463
TOTAL JUST VALUE		443,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922948	CO ISSUED	0	05/19/2010
E22486	ELEC OTHER	0	03/01/2010
P14164	PLUMBING	0	03/01/2010
B0922948	NEW CONSTR	202,290	10/16/2009
R0912143	REPAIR/RRF	6,750	10/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/1299	2/19/2021	WD	Q	I	02	330,000
GRANTOR: GROSSMAN RANDY L & AN						
GRANTEE: MOORE JAMES M & MAR						
1990/0561	7/06/2015	WD	Q	I	01	248,500
GRANTOR: RODEN WESLEY A & YVET						
GRANTEE: GROSSMAN RANDY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U3 L3 W9 D3 L3 W2 FOP=[YR=2010] N10 W15 S10 E15$ W27 S36 FOP=[YR=2010] S6 E23 FGR=[YR=2010] S13 E21 N23 W14 N3 W7 S13 $ N5 W12 N1 W11 $ E11 S1 E12 N8 E7 S3 E14 N8 E1 N6 W1 N18 $ PTR= E30 FUS=[YR=2010] E11 S16 E32 S13 W24 N9 W8 S17 W11 N37 $ W30 $.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	638.00	SF	5.20	5.20	100	2010	2010	3	90	2,986	

LAND DESCRIPTION

TOTAL OB/XF 2,986

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS