

LOT 52
IN OR 2063/1934
ESMT PT OR 1521/1562

LARKIN DANIEL N & JENNIFER L
85145 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0052-0000



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	12	HARDWOOD 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	

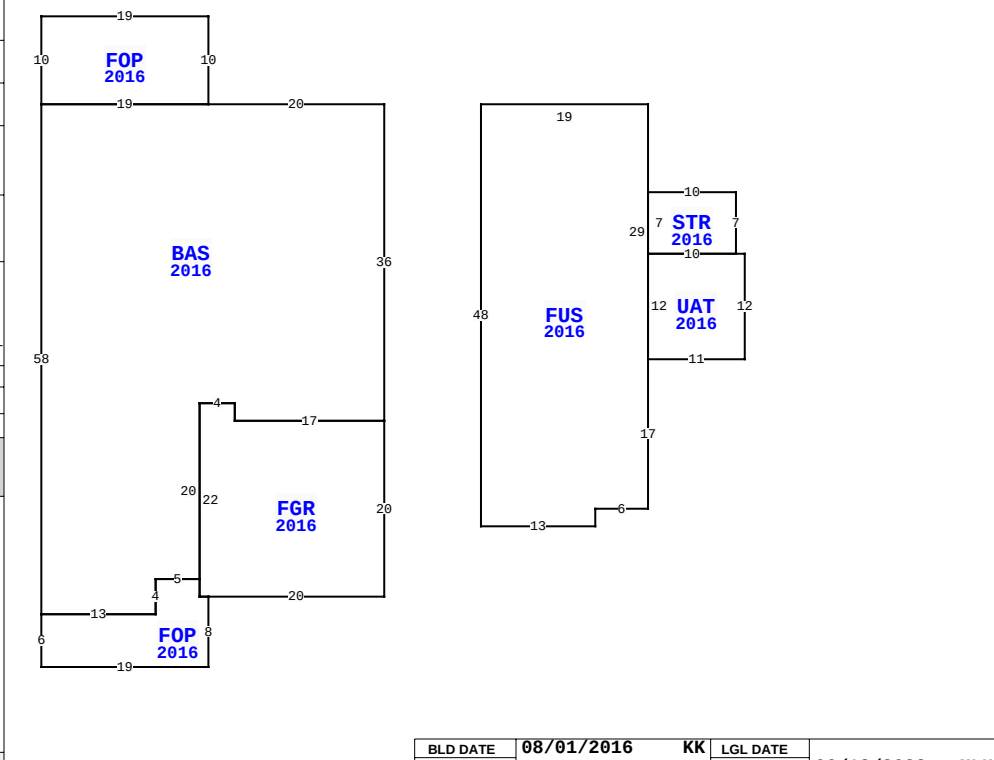
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2016	1,772	230,349
FGR	428	55	2016	235	30,548
FOP	136	30	2016	41	5,330
FOP	190	30	2016	57	7,409
FUS	900	100	2016	900	116,994
STR	70	10	2016	7	910
UAT	132	10	2016	13	1,690
TOTALS	3,628			3,025	393,230

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0 100	0 0	700.00	SF	6.50	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY NWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,025	102.5800	135.41	409,615	2016	2016	0	0	4.00	96.00
1 SNGL FAM - 100% - 2017											
Heated Area: 2672											
HX Base Yr 2017											



85145 CHAMPLAIN DR, FERNANDINA BEACH					XF DATE					LAND DATE		06/13/2023	MLU
					INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
700.00	SF	6.50	6.50	100	2016	2016	3	95	4,323				

TOTAL OB/XF									
4,323									

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		393,230	
TOTAL MARKET OB/XF VALUE		4,323	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		472,553	
SOH/AGL Deduction		177,905	
ASSESSED VALUE		294,648	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		243,926	
TOTAL JUST VALUE		472,553	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,659	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631965	CO ISSUED	0	07/26/2016
B1631965	NEW CONSTR	271,429	03/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2063/1934	7/29/2016	SW	Q	I	01
GRANTOR: AVATAR PROPERTIES INC					
GRANTEE: LARKIN DANIEL N & J					
1974/0280	4/13/2015	SW	U	V	37
GRANTOR: AW VENTURE I LLC					
GRANTEE: AVATAR PROPERTIES I					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2016] W20 FOP=[YR=2016] N10 W19 S10 E19\$ W19 S58 FOP=[YR=2016] S6 E19 N8 FGR=[YR=2016] E20 N20 W17 N2 W4 S22 E1\$ W1 N2 W5 S4 W13\$ E13 N4 E5 N20 E4 S2 E17 N36\$ PTR= E30 FUS=[YR=2016] W19 S48 E13 N2 E6 N17 UAT=[YR=2016] E11 N12 W1 STR=[YR=2016] N7 W10 S7 E10\$ W10 S12\$ N29\$ W30\$.									