LOT 53
IN OR 1597/562
ESMT PT OR 1521/1562

MARKARIAN MARK K & TERESA L
85157 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0053-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

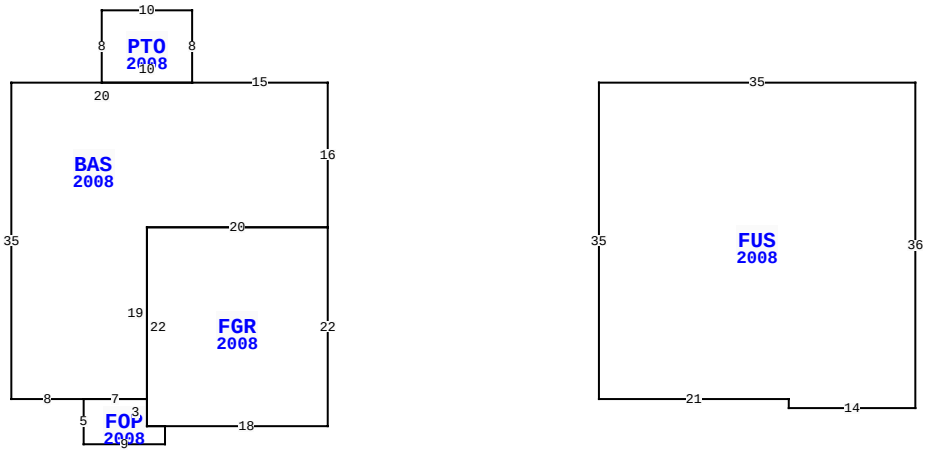
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	845	100	2008	845	120,777
FGR	440	55	2008	242	34,589
FOP	39	30	2008	12	1,715
FUS	1,239	100	2008	1,239	177,092
PTO	80	5	2008	4	571
TOTALS	2,643			2,342	334,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,342	117.6980	155.36	363,853	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2012 Heated Area: 2084 HX Base Yr 2012



85157 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	08/01/2008	RK	LGL DATE	
XF DATE	08/01/2008	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,745
TOTAL MARKET OB/XF VALUE		3,002
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		412,747
SOH/AGL Deduction		204,189
ASSESSED VALUE		208,558
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,836
TOTAL JUST VALUE		412,747
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		396,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13133	OTHER	0	04/01/2008
E20714	ELEC OTHER	2,000	04/01/2008
M13746	MECH OTHER	0	04/01/2008
C21239	CO ISSUED	0	03/01/2008
R11132	REPAIR/RRF	5,405	03/01/2008
B21239	NEW CONSTR	170,016	03/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1597/0562	12/15/2008	WD	Q	I		212,500

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: MARKARIAN MARK K &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 PTO=[YR=2008] N8 W10 S8 E10 $ W20 S35 E8 FOP=[YR=2008] S5 E9 N2 FGR=[YR=2008] E18 N22 W20 S22 E2 $ W2 N3 W7 $ E7 N19 E20 N16 $ PTR= E30 FUS=[YR=2008] 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	100	0	0	656.00	SF	5.20	5.20	100	2008	2008	3	88	3,002	

LAND DESCRIPTION

TOTAL OB/XF 3,002

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 11/19/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS