LOT 54
ESMT PT OR 1521/1562
HAMPTON LAKES #1 PB 7/252

TAYLOR HELEN TISHAUN
85169 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

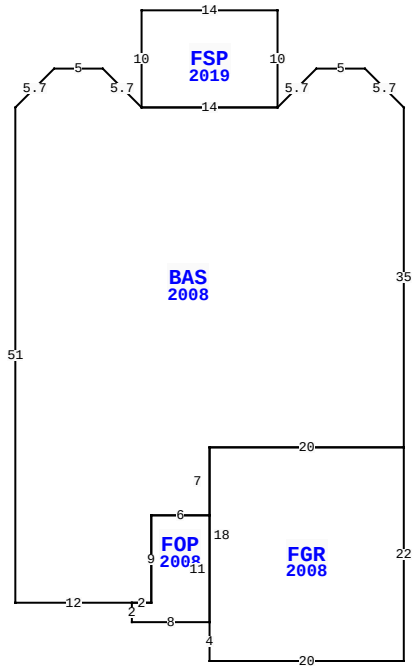
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,738	100	2008	1,738	240,356
FGR	440	55	2008	242	33,467
FOP	70	30	2008	21	2,904
FSP	140	40	2019	56	7,745
TOTALS	2,388			2,057	284,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,057	113.8760	150.32	309,208	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 1738 HX Base Yr 2021



85169 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		284,471
TOTAL MARKET OB/XF VALUE		6,499
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		365,970
SOH/AGL Deduction		115,815
ASSESSED VALUE		250,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,433
TOTAL JUST VALUE		365,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21256	CO ISSUED	0	04/01/2008
P13144	OTHER	0	04/01/2008
E20690	ELEC OTHER	2,000	04/01/2008
M13747	MECH OTHER	0	04/01/2008
R11159	REPAIR/RRF	4,544	04/01/2008
B21256	NEW CONSTR	156,618	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2363/0938	4/15/2020	WD	Q	I	01	270,000
GRANTOR: NEWKIRK JOSEPH W & CO						
GRANTEE: TAYLOR HELEN TISHAU						
1958/1561	1/21/2015	WD	Q	I	01	210,000
GRANTOR: COMAI KRISTA						
GRANTEE: NEWKIRK JOSEPH W &						

BUILDING NOTES

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	602.00	SF	5.20	5.20	100	2008	2008	3	88	2,755	
2	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2009	2009	3	52	3,744	

BUILDING DIMENSIONS

BAS=[YR=2008] U4 L4 W5 D4 L4 FSP=[YR=2019] N10 W14 S10 E14 $ W14 U4 L4 W5 D4 L4 S51 E12 FOP=[YR=2008] S2 E8 FGR=[YR=2008] S4 E20 N22 W20 S18 $ N11 W6 S9 W2 $ E2 N9 E6 N7 E20 N35 $.

LAND DESCRIPTION

TOTAL OB/XF 6,499

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS