

CHANCE STEVEN ERIC & CAROL ANN
85181 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0055-0000



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

11

CLAY TILE 60

Interior Floo

14

CARPET 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

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

90

100

2015

90

12,722

BAS

2,087

100

2015

2,087

294,997

FGR

440

55

2015

242

34,206

FOP

44

30

2015

13

1,837

FOP

204

30

2015

61

8,623

TOTALS

2,865

2,493

352,384

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

0810

CONCRETE A

0 100

8

3

24.00

SF

6.50

6.50

100

2015

2015

3

95

148

2

0811

CONCRETE B

0 100

0

0

594.00

SF

5.20

5.20

100

2015

2015

3

95

2,934

LAND DESCRIPTION

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

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

01/06/2023

BY

NWA

Total Acres:

0.00

Total Land Value:

75,000

Market:

0

Agricultural:

0

Common:

75,000

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,493

112.1280

148.01

368,989

2015

2015

0

0

4.50

95.50

1 SNGL FAM - 100% - 2021

Heated Area: 2177

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

352,384

TOTAL MARKET OB/XF VALUE

3,082

TOTAL LAND VALUE - MARKET

75,000

TOTAL MARKET VALUE

430,466

SOH/AGL Deduction

8,172

ASSESSED VALUE

422,294

TOTAL EXEMPTION VALUE

13

422,294

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

430,466

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

413,524

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2199/0413

5/21/2018

WD Q

I

01

285,000

GRANTOR: AMMON BARRET JAMES &

GRANTEE: CHANCE STEVEN ERIC

2024/0625

12/29/2015

SW Q

I

01

255,100

GRANTOR: AVATAR PROPERTIES INC

GRANTEE: AMMON BARRET JAMES

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2015] W21 BAS=[YR=2015] N11 W18 S78 E12
FOP=[YR=2015] S2 E7 FGR=[YR=2015] E20 N22 BAS=[YR=2015]
N12 W9 S3 E2 S9 E7\$ W20 S22\$ N7 W6 S5 W1\$ E1 N5 E6 N15 E13 N9
W2 N3 E9 N27 W10 D4 L4 W7 N12\$ S12 E7 R4 U4 E10 N8\$.