LOT 66
HAMPTON LAKES #1 PB 7/252

GROVE SAMUEL & DEBORAH REVOCABLE TRUST/GROVE SAMUE
85166 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0066-0000

BUILDING CHARACTERISTICS

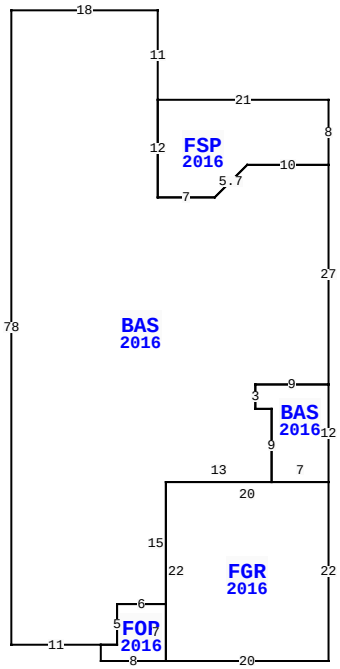
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	90	100	2016	90	12,788
BAS	2,087	100	2016	2,087	296,541
FGR	440	55	2016	242	34,385
FOP	46	30	2016	14	1,989
FSP	204	40	2016	82	11,652
TOTALS	2,867			2,515	357,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,515	112.1280	148.01	372,245	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 2177 HX Base Yr 2021



85166 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	08/19/2016 KK	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		357,355
TOTAL MARKET OB/XF VALUE		17,093
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		449,448
SOH/AGL Deduction		140,826
ASSESSED VALUE		308,622
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,900
TOTAL JUST VALUE		449,448
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903559	SCRN ENCLOS	11,000	04/09/2019
B1632113	NEW CONSTR	271,429	04/19/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/502	11/17/2023	QC	U	I	11	100
GRANTOR: GROVE SAMUEL & DEBORA						
GRANTEE: GROVE SAMUEL & DEBO						
2337/0176	1/31/2020	WD	Q	I	01	316,000
GRANTOR: LEACH STEPHEN W & DEB						
GRANTEE: GROVE SAMUEL & DEBO						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W21 BAS=[YR=2016] N11 W18 S78 E11
FOP=[YR=2016] S2 E8 FGR=[YR=2016] E20 N22 BAS=[YR=2016]
N12 W9 S3 E2 S9 E7$ W20 S22$ N7 W6 S5 W2$ E2 N5 E6 N15 E13 N9
W2 N3 E9 N27 W10 D4 L4 W7 N12$ S12 E7 U4 R4 E10 N8$.

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	0855	CONC PAVER	0	100	0	0	566.00	SF	10.00	10.00	100	2016	2016	3	95	5,377	
2	0855	CONC PAVER	0	100	0	0	263.00	SF	10.00	10.00	100	2019	2019	3	97	2,551	
3	0911	SCRN RM A	0	100	21	11	231.00	SF	17.50	17.50	100	2019	2019	3	82	3,315	
4	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2019	2019	3	87	5,568	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	

LAND DESCRIPTION

TOTAL OB/XF 17,093

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 07/15/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS