LOT 68
IN OR 2092/118
HAMPTON LAKES #1 PB 7/252

THENELL MATTHEW J & HEATHER J
85148 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0068-0000

BUILDING CHARACTERISTICS

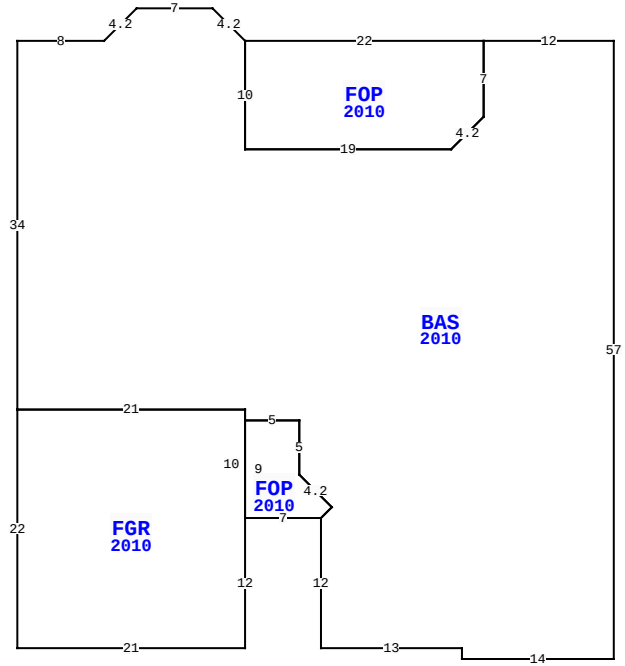
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,311	100	2010	2,311	315,378
FGR	462	55	2010	254	34,663
FOP	52	30	2010	16	2,184
FOP	216	30	2010	65	8,870
TOTALS	3,041			2,646	361,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,646	111.1680	146.74	388,274	2010	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2017 Heated Area: 2311 HX Base Yr 2017



BLD DATE	07/07/2010 RK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

85148 CHAMPLAIN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,095
TOTAL MARKET OB/XF VALUE		2,827
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		438,922
SOH/AGL Deduction		161,914
ASSESSED VALUE		277,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,286
TOTAL JUST VALUE		438,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22873	CO ISSUED	0	02/09/2010
M14952	H/AC	0	12/01/2009
E22229	ELEC OTHER	0	11/01/2009
P14012	OTHER	0	11/01/2009
R12095	REPAIR/RRF	6,700	09/01/2009
B22873	NEW CONSTR	200,772	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2092/0118	12/30/2016	WD	Q	I	01	245,000
GRANTOR: POPE MICHAEL A & HEAT						
GRANTEE: THENELL MATTHEW J &						
1716/1841	12/01/2010	WD	U	I	30	100
GRANTOR: POPE MICHAEL A & HEAT						
GRANTEE: POPE MICHAEL A & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W12 FOP=[YR=2010] W22 S10 E19 U3 R3 N7 $ S7 L3 D3 W19 N10 U3 L3 W7 D3 L3 W8 S34 FGR=[YR=2010] S22 E21 N12 FOP=[YR=2010] E7 U1 R1 U3 L3 N5 W5 S9$ N10 W21 $ E21 S1 E5 S5 D3 R3 D1 L1 S12 E13 S1 E14 N57 $.

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	604.00	SF	5.20	5.20	100	2010	2010	3	90	2,827	

LAND DESCRIPTION

TOTAL OB/XF 2,827

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	000134	C	RES POND	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 02/25/2020 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS