LOT 69
IN OR 1581/423
HAMPTON LAKES #1 PB 7/252

FLORES PETE D & ASHLEY E
85132 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0069-0000

BUILDING CHARACTERISTICS

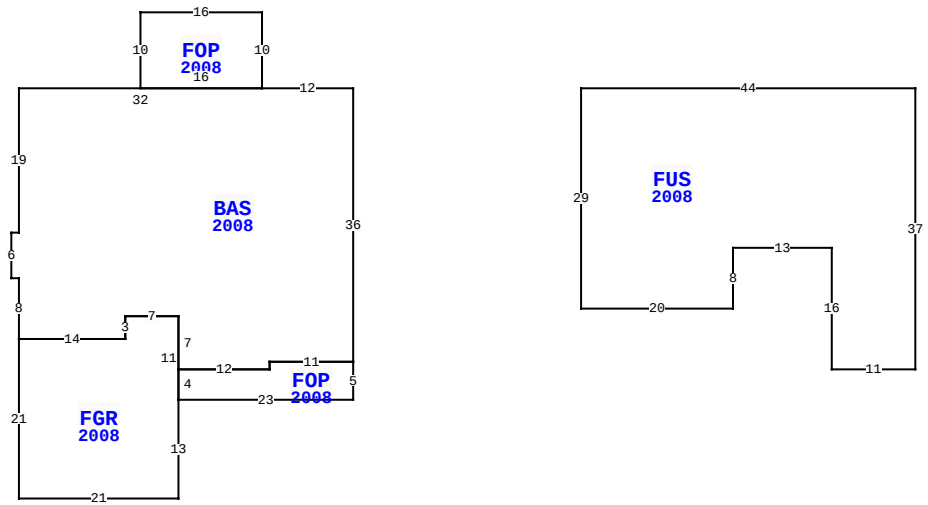
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	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	1,518	100	2008	1,518	196,566
FGR	462	55	2008	254	32,891
FOP	103	30	2008	31	4,014
FOP	160	30	2008	48	6,216
FUS	1,260	100	2008	1,260	163,157
TOTALS	3,503			3,111	402,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,111	106.6280	140.75	437,873	2008	2008	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2009 Heated Area: 2778 HX Base Yr 2009



85132 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	12/03/2008	RK	LGL DATE	
XF DATE	12/03/2008	RK	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,843
TOTAL MARKET OB/XF VALUE		7,614
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		485,457
SOH/AGL Deduction		237,384
ASSESSED VALUE		248,073
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		192,351
TOTAL JUST VALUE		485,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
N1319073	H/AC	0	12/01/2013
M13836	MECH OTHER	0	05/01/2008
C21319	CO ISSUED	0	04/01/2008
P13182	OTHER	0	04/01/2008
B21319	NEW CONSTR	235,224	04/01/2008
E20729	ELEC OTHER	2,000	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/0423	8/14/2008	WD	Q	I		282,500

GRANTOR: WOODSIDE AMELIA LAKES
GRANTEE: FLORES PETE D & AHS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W12 FOP=[YR=2008] N10 W16 S10 E16 $ W32 S19 W1 S6 E1 S8 FGR=[YR=2008] S21 E21 N13 FOP=[YR=2008] E23 N5 W11 S1 W12 S4 $ N11 W7 S3 W14 $ E14 N3 E7 S7 E12 N1 E11 N36 $ PTR= E30 FUS=[YR=2008] E44 S37 W11 N16 W13 S8 W20 N29 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	682.00	SF	5.20	5.20	100	2008	2008	3	88	3,121	
2	0462	ST/AL FNC	0	100	0	0	864.00	SF	10.00	10.00	100	2009	2009	3	52	4,493	

LAND DESCRIPTION

TOTAL OB/XF 7,614

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	000134	C	RES POND	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