LOT 71
IN OR 2030/1146
HAMPTON LAKES #1 PB 7/252

**BARILLA CHRISTOPHER R & ROBIN**
85086 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

**2025**

**13-2N-27-0720-0071-0000**

## BUILDING CHARACTERISTICS

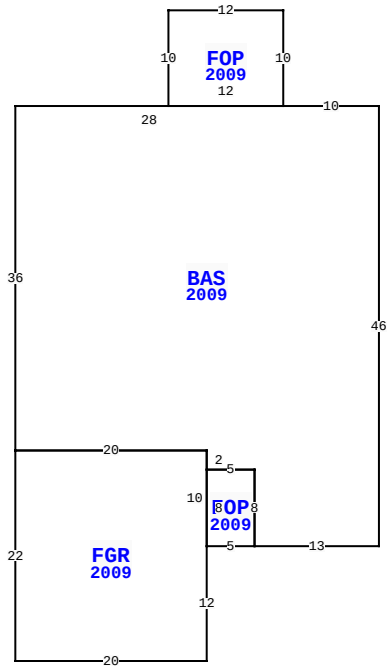
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 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 | 1,508 | 100 | 2009 | 1,508 | 215,791 |
| FGR | 440 | 55 | 2009 | 242 | 34,629 |
| FOP | 40 | 30 | 2009 | 12 | 1,717 |
| FOP | 120 | 30 | 2009 | 36 | 5,151 |
| TOTALS | 2,108 | | | 1,798 | 257,290 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,798 | 117.2000 | 154.70 | 278,151 | 2009 | 2009 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 2024 Heated Area: 1508 HX Base Yr 2024




85086 CHAMPLAIN DR, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 05/05/2015 | 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 | | 257,290 |
| TOTAL MARKET OB/XF VALUE | | 8,167 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 340,457 |
| SOH/AGL Deduction | | 2,454 |
| ASSESSED VALUE | | 338,003 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 287,281 |
| TOTAL JUST VALUE | | 340,457 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 328,477 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C22784 | CO ISSUED | 0 | 11/01/2009 |
| M14792 | MECH OTHER | 0 | 09/01/2009 |
| E22062 | ELEC OTHER | 2,000 | 08/01/2009 |
| E22062 | ELEC OTHER | 2,000 | 08/01/2009 |
| R12055 | REPAIR/RRF | 3,640 | 08/01/2009 |
| P13899 | OTHER | 0 | 08/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2030/1146 | 2/25/2016 | WD | Q | I | 01 | 195,000 |
| GRANTOR: *CONFIDENTIAL* | | | | | | |
| GRANTEE: BARILLA CHRISTOPHER | | | | | | |
| 1652/0681 | 11/30/2009 | WD | Q | I | 01 | 183,700 |
| GRANTOR: *CONFIDENTIAL* | | | | | | |
| GRANTEE: *CONFIDENTIAL* | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2009] W10 FOP=[YR=2009] N10 W12 S10 E12 $ W28 S36 FGR=[YR=2009] S22 E20 N12 FOP=[YR=2009] E5 N8 W5 S8 $ N10 W20 $ E20 S2 E5 S8 E13 N46 $ .

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 636.00 | SF | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 89 | 3,679 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 748.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 60 | 4,488 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,167

| 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