LOT 73
HAMPTON LAKES #1 PB 7/252

BEAM DUANE W & CHRISTINA
85052 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0720-0073-0000

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		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

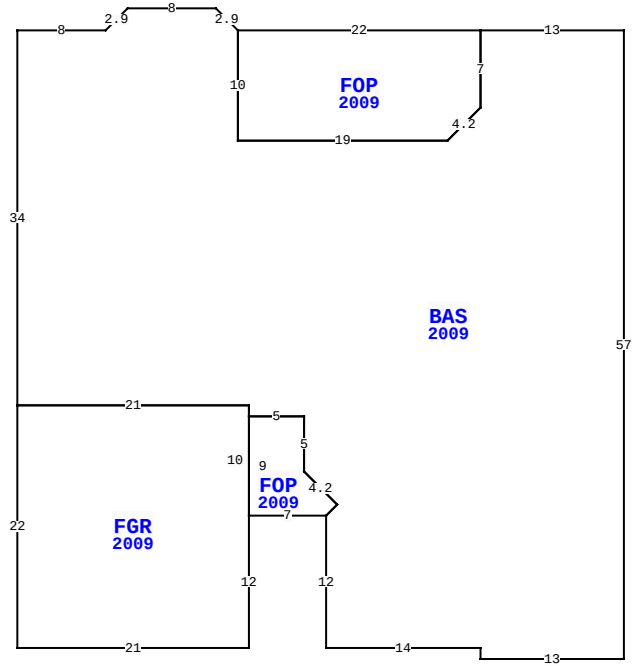
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,300	100	2009	2,300	307,871
FGR	462	55	2009	254	33,999
FOP	52	30	2009	16	2,141
FOP	216	30	2009	65	8,701
TOTALS	3,030			2,635	352,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,635	109.6320	144.71	381,311	2009	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2022 Heated Area: 2300 HX Base Yr 2022



85052 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	02/01/2010 RK	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		352,713
TOTAL MARKET OB/XF VALUE		3,101
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		430,814
SOH/AGL Deduction		74,596
ASSESSED VALUE		356,218
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,496
TOTAL JUST VALUE		430,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0922632	CO ISSUED	0	07/01/2009
E21971	ELEC OTHER	2,000	07/01/2009
E21971	ELEC OTHER	2,000	07/01/2009
M14716	MECH OTHER	0	07/01/2009
P13838	OTHER	0	07/01/2009
B22632	NEW CONSTR	200,772	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1850	7/15/2021	WD	Q	I	02	422,500
GRANTOR: BEACH JENNIFER J & DA						
GRANTEE: BEAM DUANE W & CHRI						
2049/1167	5/09/2016	WD	U	I	11	100
GRANTOR: BEACH JENNIFER J & DA						
GRANTEE: BEACH JENNIFER J &						

BUILDING NOTES

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	670.00	SF	5.20	5.20	100	2009	2009	3	89	3,101	

BUILDING DIMENSIONS

BAS=[YR=2009] W13 FOP=[YR=2009] W22 S10 E19 U3 R3 N7 $ S7 D3 L3 W19 N10 U2 L2 W8 D2 L2 W8 S34 FGR=[YR=2009] S22 E21 N12 FOP=[YR=2009] E7 U1 R1 U3 L3 N5 W5 S9 $ N10 W21 $ E21 S1 E5 S5 D3 R3 D1 L1 S12 E14 S1 E13 N57 $.

LAND DESCRIPTION

TOTAL OB/XF 3,101

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS