LOT 3
HAMPTON LAKES #2 PBK 8/165

PIERCE KENNETH DEAN/PARRA-PIERCE LUZ ANA MARIA
85203 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0003-0000

BUILDING CHARACTERISTICS

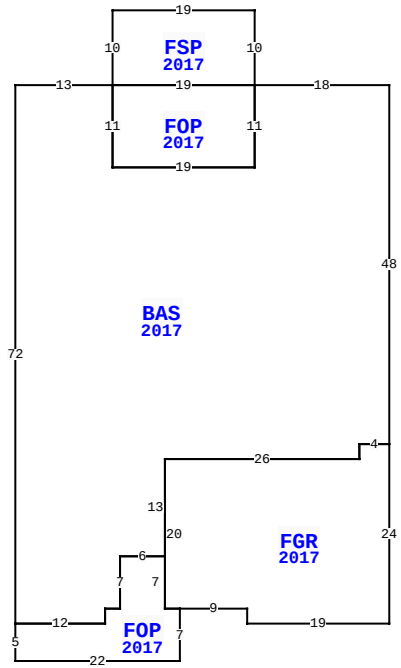
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,665	100	2017	2,665	359,886
FGR	646	55	2017	355	47,940
FOP	172	30	2017	52	7,022
FOP	209	30	2017	63	8,507
FSP	190	40	2017	76	10,263
TOTALS	3,882			3,211	433,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,211	105.5240	139.29	447,260	2017	2017	0	0	0	3.05	96.95

1 SNGL FAM – 100% - 2023 Heated Area: 2665 HX Base Yr 2023



85203 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		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		433,619
TOTAL MARKET OB/XF VALUE		10,416
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		519,035
SOH/AGL Deduction		10,673
ASSESSED VALUE		508,362
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		457,640
TOTAL JUST VALUE		519,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010624	CO ISSUED	0	11/30/2017
17007714	ADDITION	4,374	08/25/2017
17005316	NEW CONSTR	0	06/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2548/0727	3/21/2022	WD	Q	I	01	602,000
GRANTOR: LEE DAVID D & CLARA M						
GRANTEE: PIERCE KENNETH D &						
2161/1753	11/30/2017	SW	Q	I	01	324,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LEE DAVID D & CLARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W18 FSP=[YR=2017] N10 W19 S10 FOP=[YR=2017] S11 E19 N11 W19$ E19$ S11 W19 N11 W13 S72 FOP=[YR=2017] S5 E22 N7 FGR=[YR=2017] E9 S2 E19 N24 W4 S2 W26 S20 E2$ W2 N7 W6 S7 W2 S2 W12$ E12 N2 E2 N7 E6 N13 E26 N2 E4 N48$.

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	1,085.00	SF	10.00	10.00	100	2017	2017	3	96	10,416	

LAND DESCRIPTION

TOTAL OB/XF 10,416

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 04/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS