LOT 5
HAMPTON LAKES #2 PBK 8/165

KING DORIS M
85211 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

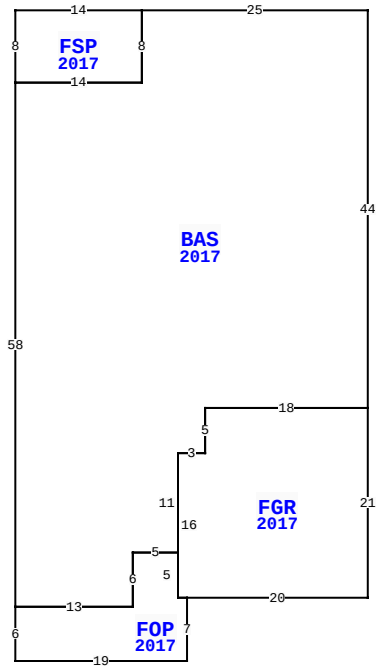
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,985	100	2017	1,985	290,166
FGR	426	55	2017	234	34,206
FOP	145	30	2017	44	6,432
FSP	112	40	2017	45	6,579
TOTALS	2,668			2,308	337,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,308	114.1700	150.70	347,816	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2024 Heated Area: 1985 HX Base Yr 2024



85211 CHAMPLAIN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,382
TOTAL MARKET OB/XF VALUE		7,978
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		420,360
SOH/AGL Deduction		4,436
ASSESSED VALUE		415,924
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		365,202
TOTAL JUST VALUE		420,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011004	CO ISSUED	0	12/11/2017
17005999	NEW CONSTR	250,320	07/05/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2481/0186	7/14/2021	WD	Q	I	01	390,000
GRANTOR: JIMENEZ NATALIE NOELL						
GRANTEE: KING DORIS M						
2171/1256	12/11/2017	SW	Q	I	01	255,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: JIMENEZ NATALIE NOE						

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	0855	CONC PAVER	0	100	0	0	831.00	SF	10.00	10.00	100	2017	2017	3	96	7,978	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W25 S8 W14 S58 E13 N6 E5 N11 E3 N5 E18 N44 $
FGR=[YR=2017;ORIG=-20,65] E20 N21 W18 S5 W3 S16 E1 $
FOP=[YR=2017;ORIG=-39,66] S6 E19 N7 W1 N5 W5 S6 W13 $
FSP=[YR=2017;ORIG=-25,0] W14 S8 E14 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,978

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