

RIGGEN CURTIS L & ELIZABETH G REV LIVING TRUST/RIG
85243 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0012-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		31	HARDIE BRD 100		0900	01	3,181	104.4200		438,437	2018	2018		0		0	2.50	97.50	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2022										Heated Area: 2663										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100												BUILDING MARKET VALUE										427,476									
Interior Wall		05	DRYWALL 100												TOTAL MARKET OB/XF VALUE										18,760									
Interior Floo		11	CLAY TILE 50												TOTAL LAND VALUE - MARKET										75,000									
Interior Floo		14	CARPET 50												TOTAL MARKET VALUE										521,236									
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										90,837									
Heating Type		04	AIR DUCTED 100												ASSESSED VALUE										430,399									
Bedrooms			3 100												TOTAL EXEMPTION VALUE										HX HB 50,722									
Bathrooms			2.5 100												BASE TAXABLE VALUE										379,677									
Frame		02	WOOD FRAME 100												TOTAL JUST VALUE										521,236									
Stories		1.	1. 100												NCON VALUE										0									
Units		0	0 100		INCOME VALUE																													
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										500,947																			
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	2,663	100	2018	2,663	357,865																													
FGR	616	55	2018	339	45,556																													
FOP	165	30	2018	50	6,720																													
FOP	198	30	2018	59	7,929																													
UOP	350	20	2022	70	9,407																													
TOTALS		3,992		3,181	427,476																													
EXTRA FEATURES					85243 CHAMPLAIN DR, FERNANDINA BEACH																													
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	0855	CONC PAVER	0 100	0	0	1,200.00	SF	10.00	10.00	100	2018	2018	3	97	11,640																			
2	0911	SCRN RM A	0 100	25	14	350.00	SF	21.88	21.88	100	2022	2022	3	93	7,120																			
TOTAL OB/XF 18,760																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 07/12/2022 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS																																		