



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
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
BAS	1,964	100
FGR	426	55
FOP	112	30
FOP	146	30
PTO	140	5
TOTALS	2,788	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,283	115.4440	152.39	347,906	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2023 Heated Area: 1964 HX Base Yr 2023											
TOTALS	2,788		2,283	337,469	85251 CHAMPLAIN DR, FERNANDINA BEACH						

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				337,469			
TOTAL MARKET OB/XF VALUE				8,552			
TOTAL LAND VALUE - MARKET				75,000			
TOTAL MARKET VALUE				421,021			
SOH/AGL Deduction				7,133			
ASSESSED VALUE				413,888			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				363,166			
TOTAL JUST VALUE				421,021			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				404,910			

EXTRA FEATURES															85251 CHAMPLAIN DR, FERNANDINA BEACH										XF DATE		LAND DATE		06/13/2023		MLU	
															INC DATE				AG DATE													
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	729.00		SF	10.00	10.00	100	2017	2017	3	96	6,998															
2	0910	SCRN RM L	0	100	14	10	140.00		SF	15.00	15.00	100	2017	2017	3	74	1,554															