LOT 15
HAMPTON LAKES #2 PBK 8/165

MIKOLAJCZYK JAMES JOHN & DEBORAH LYNN
85255 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0015-0000

BUILDING CHARACTERISTICS

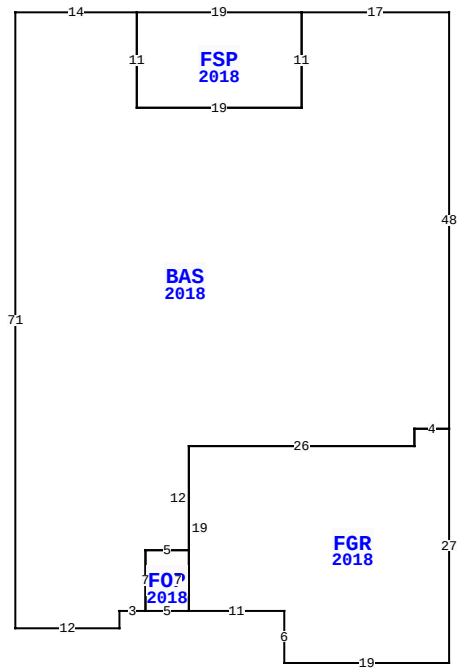
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,652	100	2018	2,652	354,559
FGR	692	55	2018	381	50,938
FOP	35	30	2018	10	1,337
FSP	209	40	2018	84	11,231
TOTALS	3,588			3,127	418,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,127	104.4200	137.83	430,994	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2024 Heated Area: 2652 HX Base Yr 2024



85255 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		418,064
TOTAL MARKET OB/XF VALUE		10,156
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		503,220
SOH/AGL Deduction		126,568
ASSESSED VALUE		376,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		325,930
TOTAL JUST VALUE		503,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,089

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002436	CO ISSUED	0	03/08/2018
1800761	REPAIR/RRF	1,000	01/01/2018
17008521	NEW CONSTR	450,708	09/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2648/341	6/15/2023	WD	Q	I	01	560,000
GRANTOR: ROBERTS STEPHEN Y JR						
GRANTEE: MIKOLAJCZYK JAMES J						
2489/1599	8/16/2021	WD	Q	I	01	515,000
GRANTOR: ZILLOW HOMES PROPERTY						
GRANTEE: ROBERTS STEPHEN Y J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W17 FSP=[YR=2018] W19 S11 E19 N11$ S11 W19 N11 W14 S71 E12 N2 E3 FOP=[YR=2018] E5 FGR=[YR=2018] E11 S6 E19 N27 W4 S2 W26 S19$ N7 W5 S7$ N7 E5 N12 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	1,047.00	SF	10.00	10.00	100	2018	2018	3	97	10,156	

LAND DESCRIPTION

TOTAL OB/XF 10,156

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 04/09/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS