LOT 16
HAMPTON LAKES #2 PBK 8/165

LEWIS MICHAEL H
85259 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0016-0000

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 60
Interior Floo	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

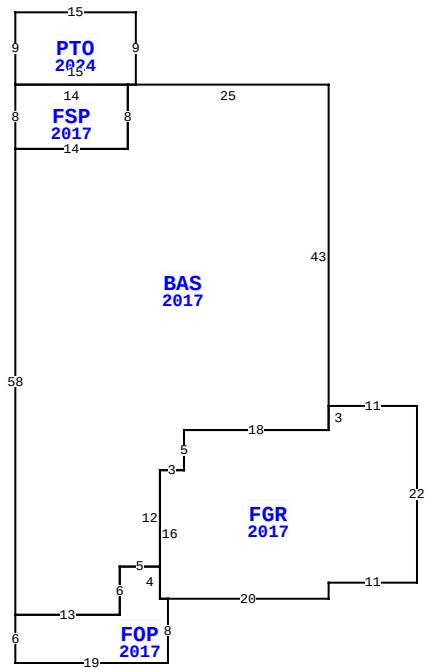
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2017	1,964	290,315
FGR	668	55	2017	367	54,249
FOP	146	30	2017	44	6,504
FSP	112	40	2017	45	6,652
PTO	135	5	2024	7	1,035
TOTALS	3,025			2,427	358,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,427	115.4440	152.39	369,851	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 1964 HX Base Yr 2018



85259 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		358,755
TOTAL MARKET OB/XF VALUE		7,923
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		441,678
SOH/AGL Deduction		163,339
ASSESSED VALUE		278,339
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,617
TOTAL JUST VALUE		441,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003195	SCRN ENCL - 9X14.	17,316	03/10/2023
17007932	CO ISSUED	0	08/31/2017
17003756	NEW CONSTR	250,320	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2777/961	3/21/2025	QC	U	I	11	100
GRANTOR: LEWIS CAROLYN						
GRANTEE: LEWIS MICHAEL H						
2145/0660	8/31/2017	SW	Q	I	01	276,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LEWIS MICHAEL H & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W25 S8 W14 S58 E13 N6 E5 N12 E3 N5 E18 N43 $
FGR=[YR=2017;ORIG=-20,64] E20 N2 E11 N22 W11 S3 W18 S5 W3 S16 E1 $
FOP=[YR=2017;ORIG=-39,66] S6 E19 N8 W1 N4 W5 S6 W13 $
FSP=[YR=2017;ORIG=-25,0] W14 S8 E14 N8 $
PTO=[YR=2024;ORIG=-39,0] E15 N9 W15 S9 $
.

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	0811	CONCRETE B	0	100	0	0	1,128.00	SF	5.20	5.20	100	2017	2017	3	96	5,631	
2	0911	SCRN RM A	0	100	15	9	135.00	SF	17.50	17.50	100	2024	2023		97	2,292	

LAND DESCRIPTION

TOTAL OB/XF 7,923

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 07/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS