LOT 35
HAMPTON LAKES #2 PBK 8/165

GONZALEZ LIVING TRUST/GONZALEZ HOLLY TRUSTEE
85361 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

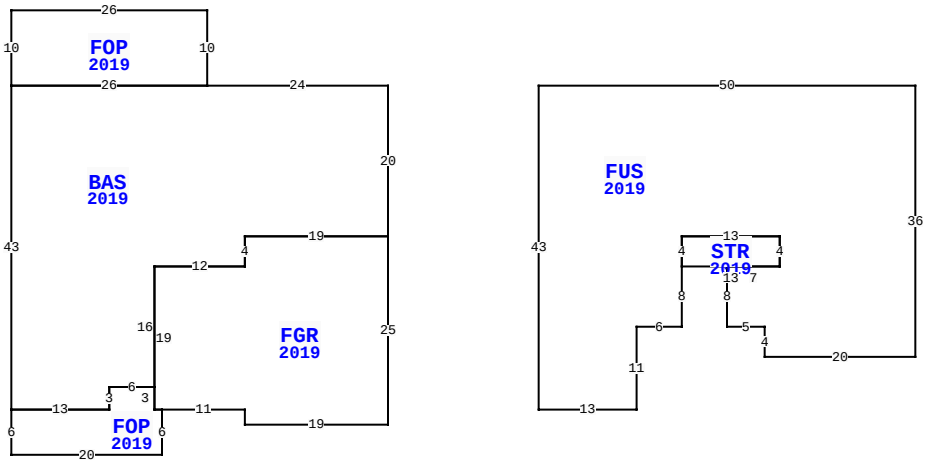
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,467	100	2019	1,467	183,086
FGR	703	55	2019	387	48,298
FOP	138	30	2019	41	5,117
FOP	260	30	2019	78	9,734
FUS	1,723	100	2019	1,723	215,036
STR	52	10	2019	5	624
TOTALS	4,343			3,701	461,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,701	96.4800	127.35	471,322	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2022 Heated Area: 3190 HX Base Yr



85361 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		461,896
TOTAL MARKET OB/XF VALUE		17,389
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		554,285
SOH/AGL Deduction		10,767
ASSESSED VALUE		543,518
TOTAL EXEMPTION VALUE	13	543,518
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		554,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		532,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912303	CO ISSUED	0	12/02/2019
1903476	NEW CONSTR	434,777	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2788/680	4/28/2025	QC	U	I	11	100
GRANTOR: GONZALEZ HOLLY						
GRANTEE: GONZALEZ LIVING TRU						
2453/1485	4/15/2021	WD	Q	I	01	485,000
GRANTOR: HARVEY ASHLEY M						
GRANTEE: GONZALEZ HOLLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] N10 W26 S10 E26$ W26 S43 FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E11 S2 E19 N25 W19 S4 W12 S19 E1$ W1 N3 W6 S3 W13$ E13 N3 E6 N16 E12 N4 E19 N20$ PTR=E20 FUS=[YR=2019] S43 E13 N11 E6 N8 STR=[YR=2019] N4 E13 S4 W13$ N4 E13 S4 W7 S8 E5 S4 E20 N36 W50$ W20$.

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	42.00	SF	10.00	10.00	100	2019	2019	3	97	407	
2	0855	CONC PAVER	0	100	0	0	1,119.00	SF	10.00	10.00	100	2019	2019	3	97	10,854	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
4	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2019	2019	3	87	5,846	

LAND DESCRIPTION

TOTAL OB/XF 17,389

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 01/22/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS