



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	12	HARDWOOD 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	1,976	100
FGR	410	55
FOP	158	30
FSP	112	40
PTO	140	5
TOTALS	2,796	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,301	110.7400	146.18	336,360	2020	2020	0	0	1.50	98.50
1 SNGL FAM - 0% - 0 Heated Area: 1976 HX Base Yr											
TOTALS	2,796		2,301	331,315							

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VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		331,315		
TOTAL MARKET OB/XF VALUE		9,339		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		415,654		
SOH/AGL Deduction		26,965		
ASSESSED VALUE		388,689		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		388,689		
TOTAL JUST VALUE		415,654		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		399,830		

EXTRA FEATURES										85369 CHAMPLAIN DR, FERNANDINA BEACH				INC DATE		AG DATE		06/18/2025		12/25/2024	
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	0	0	0	738.00	SF	10.00	10.00	100	2020	2020	3	98	7,232					
2	0911	SCRN RM A	0	0	0	0	140.00	SF	17.50	17.50	100	2020	2020	3	86	2,107					