LOT 83
HAMPTON LAKES #2 PBK 8/165

BRUMME ERIK
85358 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0083-0000

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	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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

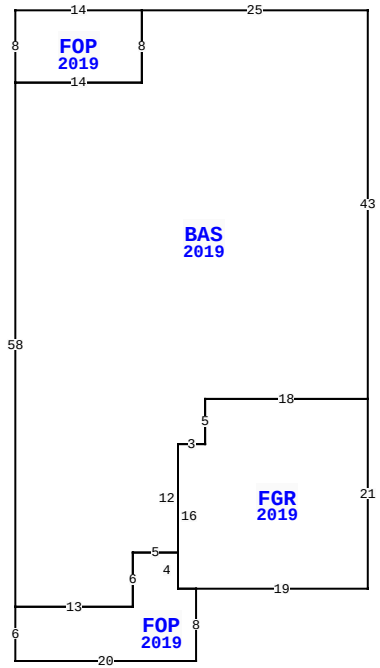
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2019	1,964	293,308
FGR	426	55	2019	234	34,946
FOP	112	30	2019	34	5,077
FOP	154	30	2019	46	6,870
TOTALS	2,656			2,278	340,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,278	115.4440	152.39	347,144	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2024 Heated Area: 1964 HX Base Yr 2024



85358 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		340,201
TOTAL MARKET OB/XF VALUE		63,765
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		478,966
SOH/AGL Deduction		82,303
ASSESSED VALUE		396,663
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		345,941
TOTAL JUST VALUE		478,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		463,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21007117	SCRN ENCL	11,225	06/02/2021
21001453	SWIM POOL	54,134	02/08/2021
19006686	CO ISSUED	0	06/24/2019
19042958	ADDITION	4,000	04/26/2019
19000448	NEW CONSTR	265,478	01/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2622/0984	3/01/2023	WD	Q	I	01	584,900
GRANTOR: REED MATTHEW J						
GRANTEE: BRUMME ERIK						
2288/0922	6/27/2019	SW	Q	I	02	305,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: REED MATTHEW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2019] S6 E20 N8 FGR=[YR=2019] E19 N21 W18 S5 W3 S16
E2$ W2 N4 W5 S6 W13$ E13 N6 E5 N12 E3 N5 E18 N43$.

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	692.00	SF	10.00	10.00	100	2019	2019	3	97	6,712	
2	0855	CONC PAVER	0	100	14	10	140.00	SF	10.00	10.00	100	2019	2019	3	97	1,358	
3	0462	ST/AL FNC	0	100	150	4	600.00	SF	10.00	10.00	100	2019	2019	3	87	5,220	
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564	
5	0911	SCRN RM A	0	100	40	26	1,040.00	SF	17.50	17.50	100	2021	2021	3	90	16,380	
6	0861	POOL GUNIT	0	100	28	12	336.00	SF	85.00	85.00	100	2021	2021	3	93	26,561	
7	0855	CONC PAVER	0	100	0	0	704.00	SF	10.00	10.00	100	2021	2021	3	99	6,970	

LAND DESCRIPTION

TOTAL OB/XF 63,765

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	000134	C	RES POND	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 01/03/2022 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS