LOT 85
HAMPTON LAKES #2 PBK 8/165

SCRUGGS DENNIS C III & JOYCE N/
85350 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0085-0000

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 100
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

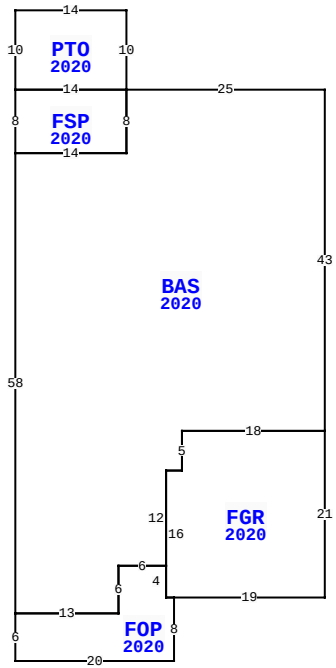
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	2020	1,976	309,685
FGR	410	55	2020	226	35,420
FOP	158	30	2020	47	7,366
FSP	112	40	2020	45	7,053
PTO	140	5	2020	7	1,097
TOTALS	2,796			2,301	360,620

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	120.5400	159.11	366,112	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 1976 HX Base Yr 2021



85350 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		360,620
TOTAL MARKET OB/XF VALUE		9,800
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		445,420
SOH/AGL Deduction		249,287
ASSESSED VALUE		196,133
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		140,411
TOTAL JUST VALUE		445,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		428,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001591	CO ISSUED	0	02/21/2020
19009970	SCRN ENCL	4,000	12/09/2019
19005406	NEW CONSTR	270,301	06/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/1587	7/05/2023	LE	U	I	11	100
GRANTOR: SCRUGGS DENNIS C III						
GRANTEE: SCRUGGS STEPHEN R						
2343/1008	3/03/2020	SW	Q	I	02	308,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SCRUGGS DENNIS C II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W25 PTO=[YR=2020] N10 W14 S10 E14$
FSP=[YR=2020] W14 S8 E14 N8 $ S8 W14 S58 FOP=[YR=2020] S6
E20 N8 FGR=[YR=2020] E19 N21 W18 S5 W2 S16 E1$ W1 N4 W6 S6
W13$ E13 N6 E6 N12 E2 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	785.00	SF	10.00	10.00	100	2020	2020	3	98	7,693	
2	0911	SCRN RM A	0	100	0	0	140.00	SF	17.50	17.50	100	2020	2020	3	86	2,107	

LAND DESCRIPTION

TOTAL OB/XF 9,800

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 10/16/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS