LOT 87
HAMPTON LAKES #2 PBK 8/165

ROSE ROBERT L & LORI QUINN
85340 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0087-0000

BUILDING CHARACTERISTICS

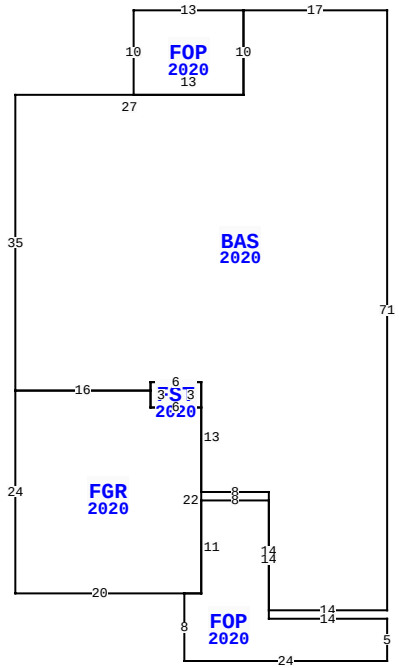
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,164	100	2020	2,164	315,490
FGR	516	55	2020	284	41,404
FOP	130	30	2020	39	5,685
FOP	238	30	2020	71	10,351
FST	18	55	2020	10	1,458
TOTALS	3,066			2,568	374,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,568	112.1280	148.01	380,090	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2164 HX Base Yr 2021



85340 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		374,389
TOTAL MARKET OB/XF VALUE		7,085
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		456,474
SOH/AGL Deduction		123,864
ASSESSED VALUE		332,610
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		276,888
TOTAL JUST VALUE		456,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		438,490

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002088	CO ISSUED	0	03/09/2020
19004737	NEW CONSTR	305,876	06/05/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2693/39	1/17/2024	TD	U	I	11	100
GRANTOR: ROSE ROBERT & LORI LI						
GRANTEE: ROSE ROBERT L & LOR						
2379/1162	7/23/2020	SW	Q	I	02	338,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ROSE ROBERT & LORI						

BUILDING NOTES

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	723.00	SF	10.00	10.00	100	2020	2020	3	98	7,085	

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FOP=[YR=2020] W13 S10 E13 N10$ S10 W27 S35 FGR=[YR=2020] S24 E20 FOP=[YR=2020] S8 E24 N5 W14 N14 W8 S11 W2$ E2 N22 FST=[YR=2020] N3 W6 S3 E6$ W6 N2 W16$ E16 N1 E6 S13 E8 S14 E14 N71$.

LAND DESCRIPTION

TOTAL OB/XF 7,085

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 01/27/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS