



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 60			
Interior Floor	14	CARPET 40			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		4 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 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	2,658	100	2019	2,658	362,687
FGR	668	55	2019	367	50,078
FOP	30	30	2019	9	1,229
FOP	198	30	2019	59	8,051
FUS	398	100	2019	398	54,308
PTO	190	5	2019	10	1,365
STR	72	10	2019	7	956
TOTALS	4,214			3,508	478,671

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,508	106.0200	139.95	490,945	2019	2019	0	0	2.50	97.50
1 SNGL FAM - 100% - 2021 Heated Area: 3056 HX Base Yr 2021											
85324 CHAMPLAIN DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										478,671			
TOTAL MARKET OB/XF VALUE										21,746			
TOTAL LAND VALUE - MARKET										75,000			
TOTAL MARKET VALUE										575,417			
SOH/AGL Deduction										153,736			
ASSESSED VALUE										421,681			
TOTAL EXEMPTION VALUE										HX HB 50,722			
BASE TAXABLE VALUE										370,959			
TOTAL JUST VALUE										575,417			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										552,647			