LOT 92
HAMPTON LAKES #2 PBK 8/165

PRAWL BARRINGTON L & KATHLEEN B
85302 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0092-0000

BUILDING CHARACTERISTICS

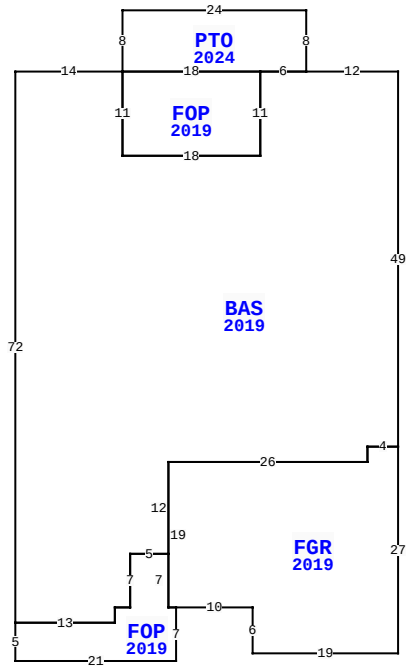
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,715	100	2019	2,715	378,378
FGR	692	55	2019	381	53,098
FOP	156	30	2019	47	6,550
FOP	198	30	2019	59	8,222
PTO	192	5	2024	10	1,394
TOTALS	3,953			3,212	447,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,212	107.7320	142.21	456,779	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2715 HX Base Yr 2021



85302 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		447,643
TOTAL MARKET OB/XF VALUE		9,719
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		532,362
SOH/AGL Deduction		140,958
ASSESSED VALUE		391,404
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		340,682
TOTAL JUST VALUE		532,362
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002190	CO ISSUED	0	03/05/2019
18007414	NEW CONSTR	357,687	07/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/1247	7/23/2020	WD	Q	I	01	388,000
GRANTOR: TANNER SCOTT L & ROBI						
GRANTEE: PRAWL BARRINGTON L						
2261/1326	3/08/2019	SW	Q	I	02	353,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: TANNER SCOTT L & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W12 W6 S11 W18 N11 W14 S72 E13 N2 E2 N7 E5 N12 E26 N2 E4 N49 $
FGR=[YR=2019;ORIG=-29,70] E10 S6 E19 N27 W4 S2 W26 S19 E1 $
FOP=[YR=2019;ORIG=-18,0] W18 S11 E18 N11 $
FOP=[YR=2019;ORIG=-50,72] S5 E21 N7 W1 N7 W5 S7 W2 S2 W13 $
PTO=[YR=2024;ORIG=-36,0] E18 E6 N8 W24 S8 $
.

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	1,002.00	SF	10.00	10.00	100	2019	2019	3	97	9,719	

LAND DESCRIPTION

TOTAL OB/XF 9,719

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 04/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS