LOT 111
HAMPTON LAKES #2 PBK 8/165

ROBERTSON FAMILY TRUST
85248 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0111-0000

BUILDING CHARACTERISTICS

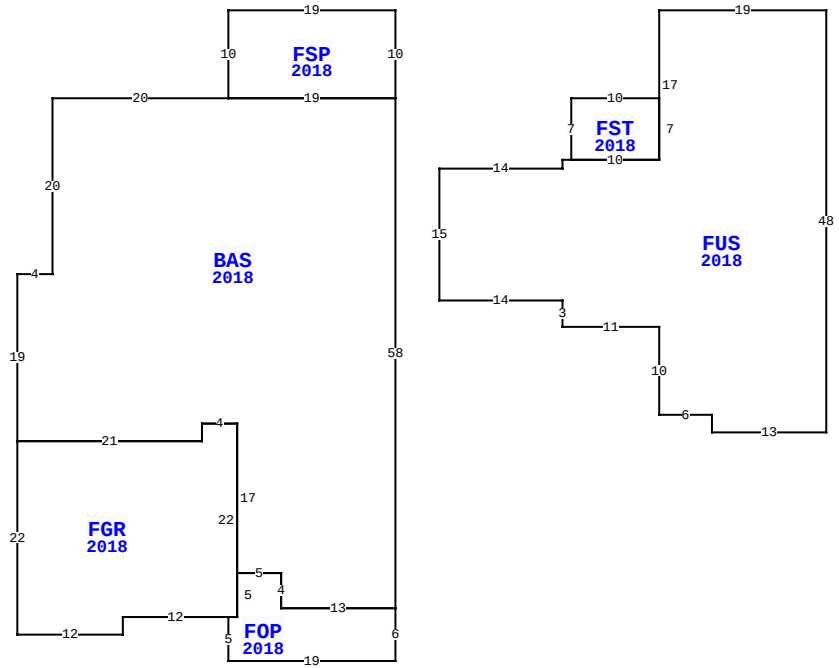
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,911	100	2018	1,911	239,051
FGR	532	55	2018	293	36,652
FOP	133	30	2018	40	5,004
FSP	190	40	2018	76	9,507
FST	70	55	2018	38	4,753
FUS	1,319	100	2018	1,319	164,997
TOTALS	4,155			3,677	459,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,677	97.2000	128.30	471,759	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2025 Heated Area: 3230 HX Base Yr 2025



85248 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		459,965
TOTAL MARKET OB/XF VALUE		11,989
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		546,954
SOH/AGL Deduction		270,342
ASSESSED VALUE		276,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		225,890
TOTAL JUST VALUE		546,954
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		547,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18010843	CO ISSUED	0	10/29/2018
18004658	NEW CONSTR	387,388	05/08/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/432	3/18/2024	WD	Q	I	02	615,000
GRANTOR: MURPHY MICHAEL J & WE						
GRANTEE: ROBERTSON FAMILY TR						
2234/0521	10/31/2018	WD	Q	I	01	363,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MURPHY MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W19 S10 BAS=[YR=2018] W20 S20 W4 S19 FGR=[YR=2018] S22 E12 N2 E12 FOP=[YR=2018] S5 E19 N6 W13 N4 W5 S5 W1$ E1 N22 W4 S2 W21$ E21 N2 E4 S17 E5 S4 E13 N58 W19$ E19 N10$ PTR=[YR=2018] E30 FUS=[YR=2018] E19 S48 W13 N2 W6 N10 W11 N3 W14 N15 E14 N1 E1 FST=[YR=2018] N7 E10 S7 W10$ E10 N17$ W30$.

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	1,236.00	SF	10.00	10.00	100	2018	2018	3	97	11,989	

LAND DESCRIPTION

TOTAL OB/XF 11,989

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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS