LOT 129
HAMPTON LAKES #2 PBK 8/165

PUCKETT WALLACE E & KIMBERLY K
85220 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0129-0000

BUILDING CHARACTERISTICS

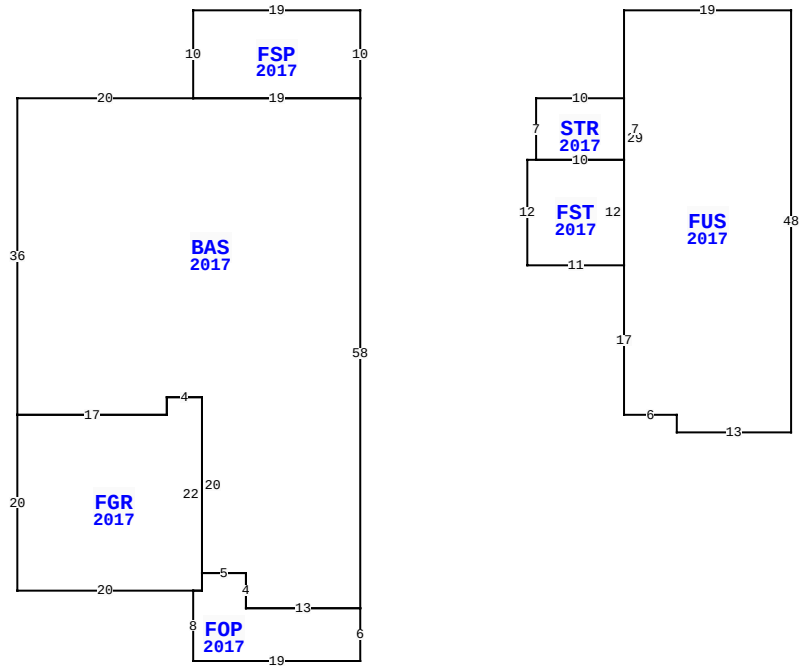
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	1,772	100	2017	1,772	235,119
FGR	428	55	2017	235	31,181
FOP	136	30	2017	41	5,440
FSP	190	40	2017	76	10,084
FST	132	55	2017	73	9,686
FUS	900	100	2017	900	119,417
STR	70	10	2017	7	929
TOTALS	3,628			3,104	411,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,104	103.6840	136.86	424,813	2017	2017	0	0	0	3.05	96.95

1 SNGL FAM – 0% - 2024 Heated Area: 2672 HX Base Yr



85220 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	411,856
TOTAL MARKET OB/XF VALUE	7,162
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	494,018
SOH/AGL Deduction	0
ASSESSED VALUE	494,018
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	494,018
TOTAL JUST VALUE	494,018
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	483,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240013275	RES SCREEN ENCLOS	10,665	11/27/2024
SP240010968	INGROUND POOL AND	89,775	09/25/2024
17011573	CO ISSUED	0	12/29/2017
17003224	NEW CONSTR	0	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2617/1353	1/26/2023	WD	Q	I	01	575,000
GRANTOR: COONEY MICHAEL T & BA						
GRANTEE: PUCKETT WALLACE EAR						
2169/0334	12/29/2017	SW	Q	I	02	320,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COONEY MICHAEL T &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-19,10] W20 S36 E17 N2 E4 S20 E5 S4 E13 N58 W19 $
FUS=[YR=2017;ORIG=30,0] E19 S48 W13 N2 W6 N17 N29 $
FGR=[YR=2017;ORIG=-39,46] S20 E20 E1 N22 W4 S2 W17 $
FSP=[YR=2017;ORIG=0,0] W19 S10 E19 N10 $
FOP=[YR=2017;ORIG=-19,66] S8 E19 N6 W13 N4 W5 S2 W1 $
FST=[YR=2017;ORIG=30,29] W11 N12 E1 E10 S12 $
STR=[YR=2017;ORIG=20,17] N7 E10 S7 W10 $
PTR=[YR=2017;ORIG=0,0] E30 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	0	0	0	746.00	SF	10.00	10.00	100	2017	2017	3	96	7,162	

LAND DESCRIPTION

TOTAL OB/XF 7,162

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 06/12/2025 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS