



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,781	100	2007	1,781	226,679
FGR	471	55	2007	259	32,965
FOP	16	30	2007	5	637
FOP	160	30	2007	48	6,109
FUS	1,118	100	2007	1,118	142,295
TOTALS	3,546			3,211	408,685

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	50,000.00
3	0911	SCRN RM A	0	100	0	1,111.00	SF	18.00	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,211	100.0730	139.10	446,650	2007	2007	0	0
1 SNGL FAM 100% - 2025 Heated Area: 2899 HX Base Yr 2025									

85063 CHAMPLAIN DR, FERNANDINA BEACH									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
06/13/2023 MLU									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
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VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					408,685				
TOTAL MARKET OB/XF VALUE					55,999				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					539,684				
SOH/AGL Deduction					0				
ASSESSED VALUE					539,684				
TOTAL EXEMPTION VALUE					HX HB 51,411				
BASE TAXABLE VALUE					488,273				
TOTAL JUST VALUE					539,684				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					530,701				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429692	SCRNENCL	21,450	12/01/2014
B1429285	SWIM POOL	34,200	09/01/2014
E19095	ELEC OTHER	2,000	04/01/2007
M12830	MECH OTHER	0	04/01/2007
C19656	CO ISSUED	0	03/01/2007
C19656	CO ISSUED	0	03/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2371/1566	6/22/2020	WD	Q	I	01	404,000	
GRANTOR: WHITE DAVID K & MARY							
GRANTEE: CORNISH ROBERT							
1523/0566	9/05/2007	WD	Q	I		355,000	
GRANTOR: WOODSIDE AMELIA LAKES							
GRANTEE: WHITE DAVID K & MAR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] U3 L3 W10 D3 L3 FOP=[YR=2007] N10 W16 S10 E16 \$ W16 U3 L3 W10 D3 L3 S36 E14 FOP=[YR=2007] S1 E6 N3 W5 S2 W1 \$ E1 N2 E5 S3 E6 FGR=[YR=2007] S21 E21 N24 W10 S3 W11 \$ E11 N3 E10 N10 E1 N24 \$ PTR= E30 FUS=[YR=2007] E32 S34 W17 S2 W15 N36 \$ W30 \$.									