LOT 37
HAMPTON LAKES #1 PB 7/252

YANKEE MARK L REVOCABLE TRUST/YANKEE MARK L TRUSTE
85069 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

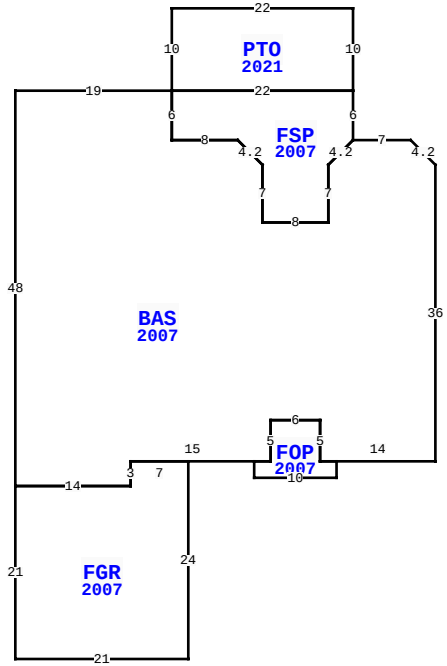
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,022	100	2007	2,022	285,863
FGR	462	55	2007	254	35,910
FOP	50	30	2007	15	2,121
FSP	221	40	2007	88	12,441
PTO	220	5	2021	11	1,556
TOTALS	2,975			2,390	337,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,390	111.1614	154.51	369,279	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2021 Heated Area: 2022 HX Base Yr 2021



85069 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,890
TOTAL MARKET OB/XF VALUE		6,521
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		419,411
SOH/AGL Deduction		110,149
ASSESSED VALUE		309,262
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		257,851
TOTAL JUST VALUE		419,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008394	ADDITION	5,640	09/16/2021
E19097	ELEC OTHER	2,000	04/01/2007
M12831	MECH OTHER	0	04/01/2007
C19608	CO ISSUED	0	03/01/2007
R10165	REPAIR/RRF	4,950	03/01/2007
B19608	NEW CONSTR	176,814	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/390	4/14/2023	WD	U	I	11	100
GRANTOR: YANKEE MARK L						
GRANTEE: YANKEE MARK L REVOC						
2401/1517	10/16/2020	WD	Q	I	01	285,000
GRANTOR: MATHEWS BENJAMIN F &						
GRANTEE: YANKEE MARK LINDY						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	0911	SCRN RM A	0	100	22	10	220.00	SF	18.00	18.00	100	2021	2021	3	86	3,406	

BUILDING DIMENSIONS

BAS=[YR=2007] U3 L3 W7 FSP=[YR=2007] N6 PTO=[YR=2021] N10 W22 S10 E22$ W22 S6 E8 D3 R3 S7 E8 N7 U3 R3 $ D3 L3 S7 W8 N7 U3 L3 W8 N6 W19 S48 FGR=[YR=2007] S21E21 N24 W7 S3 W14 $ E14 N3 E15 FOP=[YR=2007] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E14 N36 $.

LAND DESCRIPTION

TOTAL OB/XF 6,521

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	000100	C	RES	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS