

BIAVA BYRON J & KATE I
5753 HWY 85N PMB 2788
CRESTVIEW, FL 32536

13-2N-27-0720-0048-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
Occupancy

16080305111304020100020000

WD FR STUC 100
IRREGULAR 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 80
CARPET 20
CENTRAL 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100
1. 1. 100
0 100
NONE 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

02
0100

MAP AREA04

4077.00

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE

BAS
FGR
FOP
FSP

1,705
440
62
140

100
55
30
40

2010
2010
2010
2010

1,705
242
19
56

247,767
35,167
2,761
8,138

TOTALS

2,347

2,022

293,832

EXTRA FEATURES

85105 CHAMPLAIN DR, FERNANDINA BEACH

L N

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

LAND DESCRIPTION

TOTAL OB/XF

0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

0 0003

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

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0900 01 2,022 113.0234 157.10 317,656 2010 2010 0 0 7.50 92.50

1 SNGL FAM 0% - 0 Heated Area: 1705 HX Base Yr

FSP 2010

BAS 2010

FOP 2010

FGR 2010

BLD DATE 07/20/2010 RK LGL DATE 06/13/2023 MLU

XF DATE LAND DATE

INC DATE AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 293,832

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 368,832

SOH/AGL Deduction 0

ASSESSED VALUE 368,832

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 368,832

TOTAL JUST VALUE 368,832

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 386,921

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1981/1108 5/22/2015 WD Q I 01 220,000

GRANTOR: MILLER RYAN M & ANDRE

GRANTEE: BIAVA BYRON J & KAT

1667/1102 3/12/2010 WD Q I 01 189,900

GRANTOR: WOODSIDE AMELIA LAKES

GRANTEE: MILLER RYAN M & AND

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U3 L3 W8 D3 L3 FSP=[YR=2010] N10 W14 S10 E14 \$ W26 S51 E13 FOP=[YR=2010] S2 E7 FGR=[YR=2010] S4 E20 N22 W20 S18 \$ N10 W6 S8 W1 \$ E1 N8 E6 N8 E20 N35 \$.