LOT 55
IN OR 2199/413
ESMT PT OR 1521/1562

CHANCE STEVEN ERIC & CAROL ANN
85181 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

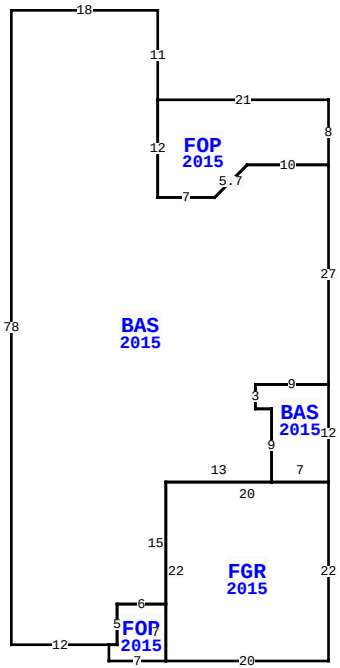
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100	2015	90	12,660
BAS	2,087	100	2015	2,087	293,571
FGR	440	55	2015	242	34,041
FOP	44	30	2015	13	1,829
FOP	204	30	2015	61	8,580
TOTALS	2,865			2,493	350,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,493	106.5216	148.07	369,139	2015	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2021 Heated Area: 2177 HX Base Yr



85181 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		350,682
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		425,682
SOH/AGL Deduction		0
ASSESSED VALUE		425,682
TOTAL EXEMPTION VALUE	13	425,682
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		425,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,466

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530698	CO ISSUED	0	12/28/2015
B1530698	NEW CONSTR	270,705	06/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2199/0413	5/21/2018	WD	Q	I	01	285,000

GRANTOR: AMMON BARRET JAMES &
GRANTEE: CHANCE STEVEN ERIC

2024/0625	12/29/2015	SW	Q	I	01	255,100

GRANTOR: AVATAR PROPERTIES INC
GRANTEE: AMMON BARRET JAMES

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

BUILDING DIMENSIONS

FOP=[YR=2015] W21 BAS=[YR=2015] N11 W18 S78 E12
FOP=[YR=2015] S2 E7 FGR=[YR=2015] E20 N22 BAS=[YR=2015]
N12 W9 S3 E2 S9 E7$ W20 S22$ N7 W6 S5 W1$ E1 N5 E6 N15 E13 N9
W2 N3 E9 N27 W10 D4 L4 W7 N12$ S12 E7 R4 U4 E10 N8$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS