

COX GARRETT & COURTNEY
85158 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0067-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08HARDIE BRD 100

RooF Structur09IRREGULAR 100

RooF Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories1.5

Units0100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LC4077.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,86210020101,862245,463

FGR46255201025433,485

FOP86302010263,428

FSP180402010729,492

FUS691100201069191,093

TOTALS3,2812,905382,959

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHAT OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000003PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900012,905101.9806141.75

REPL. COST NEW411,7842010

EYB2010ECONFNCT00NORM% COND

2010007.0093.00

Heated Area: 2553HX Base Yr 2018

Basement Area: 2553

Basement Area: 2553

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE382,959

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE457,959

SOH/AGL Deduction160,471

ASSESSED VALUE297,488

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE246,077

TOTAL JUST VALUE457,959

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE463,486

Sales Data

OFF RECORD NumberDATETYPEINSTQ I V I RSN CD SALE PRICE

2078/190310/21/2016WD Q I 01259,900

GRANTOR:LADD ALAN W & KARI K

GRANTEE:COX GARRETT & COURT

1864/11106/25/2013WD Q I 02265,000

GRANTOR:SMITH TODD R & DARCI E

GRANTEE:LADD ALAN W & KARI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] U3 L3 W8 D3 L3 S2 FSP=[YR=2010] W23 S5
D3 R3 E20 N8 \$ S8 W20 U3 L3 W10 D3 L3 S27 FGR=[YR=2010]
S22 E21 N8 FOP=[YR=2010] E19 N2 W3 N3 W16 S5 \$ N14 W21 \$ E21
S9 E16 S3 E13 N49 \$ PTR= E30 FUS=[YR=2010] E32 S17 W11 S7
W21 N24 \$ W30 \$.