LOT 75
HAMPTON LAKES #1 PB 7/252

PALMER MELANEY/ALEXANDER CHERYL
85030 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0720-0075-0000

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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

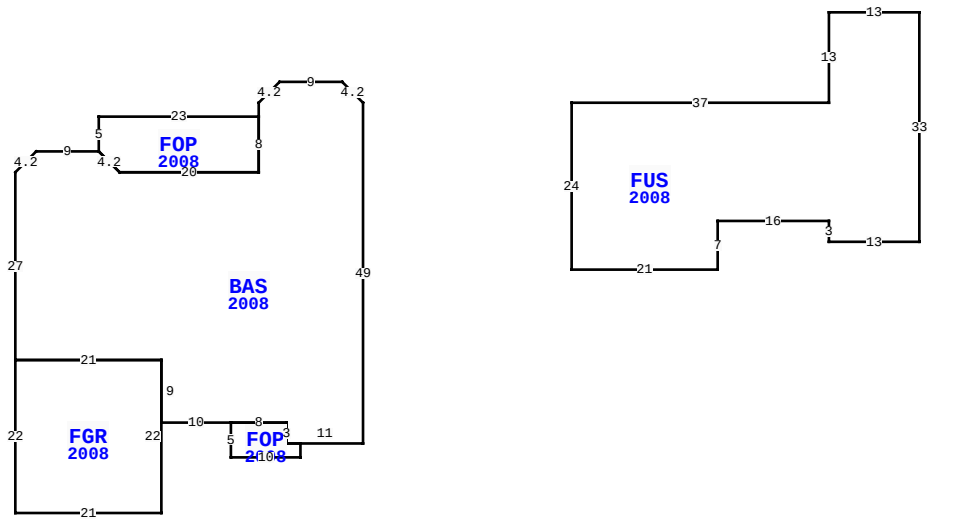
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	2008	1,866	241,032
FGR	462	55	2008	254	32,809
FOP	44	30	2008	13	1,679
FOP	180	30	2008	54	6,975
FUS	1,205	100	2008	1,205	155,651
TOTALS	3,757			3,392	438,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,392	101.5588	141.17	478,849	2008	2008	0	0	0	8.50	91.50

1 SNGL FAM 100% - 2018 Heated Area: 3071 HX Base Yr 2018



85030 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		438,147
TOTAL MARKET OB/XF VALUE		1,856
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		515,003
SOH/AGL Deduction		168,720
ASSESSED VALUE		346,283
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,872
TOTAL JUST VALUE		515,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21537	CO ISSUED	244,926	10/24/2008
E21111	ELEC OTHER	2,000	08/01/2008
M13982	MECH OTHER	0	07/01/2008
R11339	REPAIR/RRF	6,310	06/01/2008
B21537	NEW CONSTR	244,926	06/01/2008
P13283	OTHER	0	06/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2673/1882	10/05/2023	QC	U	I	11	100
GRANTOR: PALMER MELANEY JO						
GRANTEE: PALMER MELANEY						
2079/1513	10/25/2016	WD	Q	I	01	318,000
GRANTOR: SEVERANCE ROBERT JR						
GRANTEE: PALMER BENJAMIN HAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] U3 L3 W9 D3 L3 S2 FOP=[YR=2008] W23 S5 D3 R3 E20 N8 $ S8 W20 U3 L3 W9 D3 L3 S27 FGR=[YR=2008] S22 E21 N22 W21$ E21 S9 E10 FOP=[YR=2008] S5 E10 N2 W2 N3 W8 $ E8 S3 E11 N49 $ PTR= E30 FUS=[YR=2008] E37 N13 E13 S33 W13 N3 W16 S7 W21 N24 $ W30 $.

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
2	1076	TRELLIS A	0	100	0	0	275.00	SF	7.50	7.50	100	2015	2015	3	90	1,856	

LAND DESCRIPTION

TOTAL OB/XF 1,856

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	000134	C	RES POND	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