



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,980	100
FGR	410	55
FOP	148	30
FSP	112	40
PTO	168	5
PTO	168	5
TOTALS	2,986	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,311	107.0650	148.82	343,923	2019	2019	0	0	2.50	97.50
1 SNGL FAM		100% - 2020		Heated Area: 1980				HX Base Yr 2020			
Diagram labels and dimensions: - PTO 2020 (top right): 14, 12, 8, 14 - FSP 2019 (middle left): 12, 14, 8, 14 - BAS 2019 (center): 58, 44, 25 - FGR 2019 (bottom right): 19, 5, 11, 15, 20, 19 - FOP 2019 (bottom left): 12, 6, 19, 8, 4											
BLD DATE						LGL DATE		06/13/2023			
YE DATE						LAND DATE		MUN			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4				Tax Dist:		
BUILDING MARKET VALUE				335,325		
TOTAL MARKET OB/XF VALUE				2,480		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				412,805		
SOH/AGL Deduction				143,373		
ASSESSED VALUE				269,432		
TOTAL EXEMPTION VALUE				HX HB		51,411
BASE TAXABLE VALUE				218,021		
TOTAL JUST VALUE				412,805		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				421,536		

EXTRA FEATURES										85353 CHAMPLAIN DR, FERNANDINA BEACH				INC DATE		AG DATE		06/18/2020		12/20/2019	
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				
3	0911	SCRN RM A	0	100	14	12	168.00	SF	18.00	18.00	100	2020	2020	3	82	2,480					