



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 90
Interior Wall	08	DECORATIVE 10
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	2018	2,347	318,882
FGR	484	55	2018	266	36,141
FOP	151	30	2018	45	6,114
FSP	252	40	2018	101	13,723
FUS	720	100	2018	720	97,825
STR	76	10	2018	8	1,087

TOTALS	4,030			3,487	473,771
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0911	SCRN RM A	0	100	0	0	860.00	SF	18.00
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,487	100.7722	140.07	488,424	2018	2018	0	0	0	97.00
1 SNGL FAM 100% - 2024 Heated Area: 3067 HX Base Yr 2024											

85258 CHAMPLAIN DR, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						06/13/2023 MLU					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		473,771	
TOTAL MARKET OB/XF VALUE		68,582	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		617,353	
SOH/AGL Deduction		41,422	
ASSESSED VALUE		575,931	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		524,520	
TOTAL JUST VALUE		617,353	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,117	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22017323	ADDITION	15,000	11/22/2022
21004830	SWIM POOL	59,000	04/19/2021
18003235	CO ISSUED	0	03/29/2018
17009236	NEW CONSTR	387,204	10/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2627/1060	3/17/2023	WD	Q	I	01
GRANTOR: GOSS CASEY ALLAN & KE					
GRANTEE: HAYES ROBIN					
2187/0726	3/30/2018	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: GOSS CASEY ALLAN &					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018;ORIG=0,0] W18 S11 S12 W11 U4L4 W10 S39 E22 S15 E8 S5 E13 N78 \$									
FUS=[YR=2018;ORIG=20,0] E30 S24 W10 W20 N24 \$									
FGR=[YR=2018;ORIG=-43,58] S22 E20 E2 N7 N15 W22 \$									
FSP=[YR=2018;ORIG=-18,11] W25 S8 E10 D4R4 E11 N12 \$									
FOP=[YR=2018;ORIG=-23,80] S3 E23 N5 W13 N5 W8 S7 W2 \$									
STR=[YR=2018;ORIG=40,24] S4 W10 S5 W4 N9 E14 \$									
PTR=[ORIG=0,0] E20 W20 \$									