LOT 1
IN OR 2137/1840
HAMPTON LAKES #2 PBK 8/165

SCHWEIZER DANIEL & ADRIENNE
85185 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

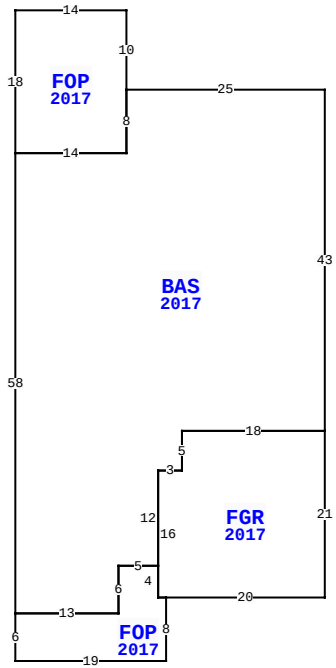
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	260,953
FGR	426	55	234	31,091
FOP	146	30	44	5,847
FOP	252	30	76	10,098
TOTALS	2,788		2,318	307,989

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	114.1700	135.58	314,274	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1964 HX Base Yr 2018



85185 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		307,989
TOTAL MARKET OB/XF VALUE		3,909
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		386,898
SOH/AGL Deduction		142,785
ASSESSED VALUE		244,113
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,113
TOTAL JUST VALUE		386,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006388	CO ISSUED	0	07/18/2017
B1700903	NEW CONSTR	245,058	02/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2137/1840	7/20/2017	SW	Q	I	01	267,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SCHWEIZER DANIEL &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W25 FOP=[YR=2017] N10 W14 S18 E14 N8$ S8 W14 S58 FOP=[YR=2017] S6 E19 N8 FGR=[YR=2017] E20 N21 W18 S5 W3 S16 E1$ W1 N4 W5 S6 W13$ E13 N6 E5 N12 E3 N5 E18 N43$.

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
1	0811	CONCRETE B	0	100	0	0	775.00	SF	5.20	5.20	100	2017	2017	3	97	3,909	

LAND DESCRIPTION

TOTAL OB/XF 3,909

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	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/10/2017 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS