

LOT 2
IN OR 2197/1228
HAMPTON LAKES #2 PBK 8/165

BOAN CHAD AUSTIN & LAURA PARKER
85189 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0002-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	31 HARDIE BRD 20
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	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4085.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,138	100	1,138	138,431
FGR	464	55	255	31,019
FOP	158	30	47	5,717
FSP	240	40	96	11,678
FUS	1,593	100	1,593	193,779
STR	42	10	4	487

TOTALS	3,635	3,133	381,111
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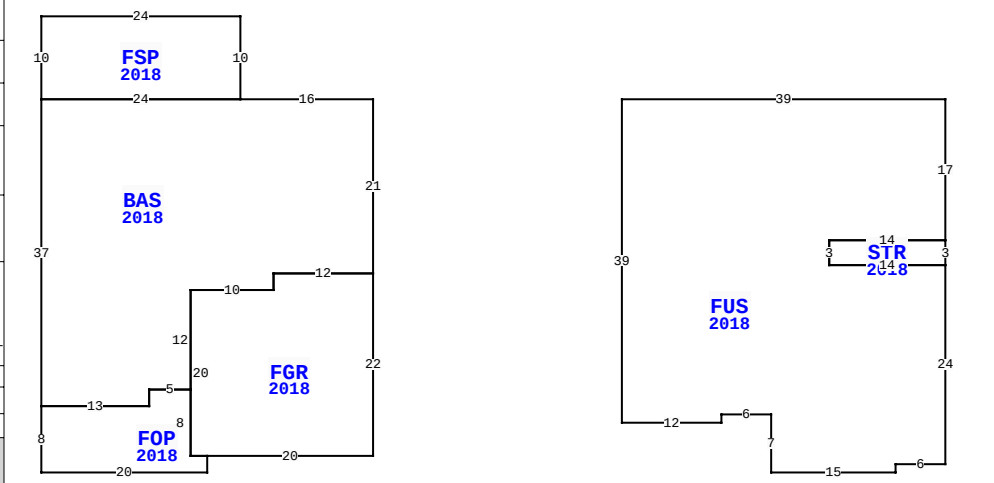
EXTRA FEATURES	
L N	OB/XF CODE
1	0811 CONCRETE B

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
1	0811	CONCRETE B	0	100	0	0			5.20	100	2018	2018	3	98	3,425	

LAND DESCRIPTION	
L N	USE CODE
1	000100 C

REVIEW DATE	04/25/2019	BY	TW
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,133	104.4200	124.00	388,492	2018	2018	0	0
1 SNGL FAM - 100% - 2019									
Heated Area: 2731									
HX Base Yr 2019									



85189 CHAMPLAIN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
3,425									

TOTAL OB/XF									
3,425									

Total Acres: 0.00	Total Land Value: 75,000	Market: 0	Agricultural: 0	Common: 75,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			381,111
TOTAL MARKET OB/XF VALUE			3,425
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			459,536
SOH/AGL Deduction			165,533
ASSESSED VALUE			294,003
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			244,003
TOTAL JUST VALUE			459,536
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			371,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002375	CO ISSUED	0	03/07/2018
17001290	NEW CONSTR	335,632	02/17/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2197/1228	5/18/2018	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: BOAN CHAD AUSTIN &					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018] W16 FSP=[YR=2018] N10 W24 S10 E24\$ W24 S37	
FOP=[YR=2018] S8 E20 N2 FGR=[YR=2018] E20 N22 W12 S2 W10	
S20 E2\$ W2 N8 W5 S2 W13\$ E13 N2 E5 N12 E10 N2 E12 N21\$	
PTR=[YR=2018] E30 FUS=[YR=2018] E39 S17 STR=[YR=2018] S3	
W14 N3 E14\$ W14 S3 E14 S24 W6 S1 W15 N7 W6 S1 W12 N39\$ W30\$.	