LOT 4
IN OR 2160/798
HAMPTON LAKES #2 PBK 8/165

ENFINGER DAVID L & CYNTHIA D
85207 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0004-0000

BUILDING CHARACTERISTICS

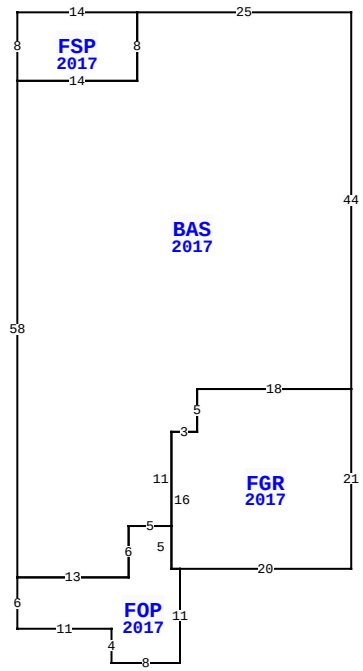
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,985	100	1,985	266,682
FGR	426	55	234	31,437
FOP	177	30	53	7,121
FSP	112	40	45	6,046
TOTALS	2,700		2,317	311,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,317	115.4440	137.09	317,638	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1985 HX Base Yr 2018



85207 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		311,285
TOTAL MARKET OB/XF VALUE		4,065
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		390,350
SOH/AGL Deduction		143,944
ASSESSED VALUE		246,406
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,406
TOTAL JUST VALUE		390,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17010335	CO ISSUED	0	11/21/2017
17003755	NEW CONSTR	249,396	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2160/0798	11/21/2017	SW	Q	I	01	278,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ENFINGER DAVID L &						
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 FSP=[YR=2017] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2017] S6 E11 S4 E8 N11 FGR=[YR=2017] E20 N21 W18 S5
W3 S16 E1$ W1 N5 W5 S6 W13$ E13 N6 E5 N11 E3 N5 E18 N44$.

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	806.00	SF	5.20	5.20	100	2017	2017	3	97	4,065	

LAND DESCRIPTION

TOTAL OB/XF 4,065

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 04/04/2018 BY SB Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS