LOT 7
IN OR 2194/164
HAMPTON LAKES #2 PBK 8/165

LIU MARTIN J/WELZ FRANK T
85219 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0007-0000

BUILDING CHARACTERISTICS

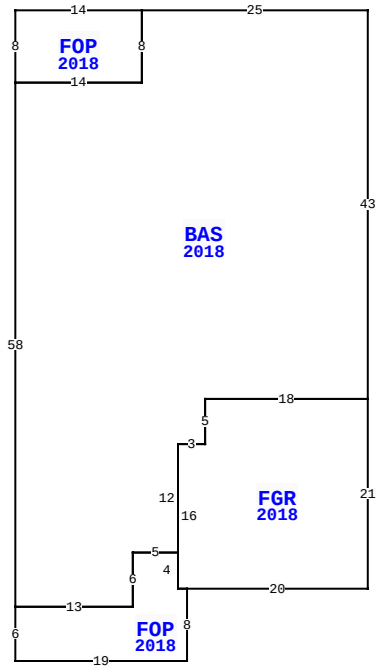
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	268,127
FGR	426	55	234	31,946
FOP	112	30	34	4,641
FOP	146	30	44	6,007
TOTALS	2,648		2,276	310,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,276	116.7180	138.60	315,454	2018	2018	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2019 Heated Area: 1964 HX Base Yr 2019



85219 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,722
TOTAL MARKET OB/XF VALUE		42,153
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		427,875
SOH/AGL Deduction		145,523
ASSESSED VALUE		282,352
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		232,352
TOTAL JUST VALUE		427,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004792	SWIM POOL	51,404	07/25/2020
18004222	CO ISSUED	0	04/26/2018
17011266	NEW CONSTR	255,333	12/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2194/0164	4/30/2018	SW	Q	I	01	287,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LIU MARTIN J & FRAN						
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=2018] W25 FOP=[YR=2018] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] 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	0812	CONCRETE C	0	100	0	0	1,020.00	SF	4.00	4.00	100	2018	2018	3	98	3,998	
2	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2020	2020	3	95	26,244	
3	0462	ST/AL FNC	0	100	0	0	420.00	SF	10.00	10.00	100	2020	2020	3	95	3,990	
4	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2020	2020	3	98	882	
5	0855	CONC PAVER	0	100	0	0	711.00	SF	10.00	10.00	100	2020	2020	3	99	7,039	

LAND DESCRIPTION

TOTAL OB/XF 42,153

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 11/02/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS