

LOT 9
IN OR 2169/292
HAMPTON LAKES #2 PBK 8/165

THORNTON MATTHEW A & KAYSLEY F
85229 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	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	2.	2. 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	1,772	100	1,772	218,643
FGR	428	55	235	28,996
FOP	136	30	41	5,059
FSP	360	40	144	17,768
FST	132	55	73	9,007
FUS	900	100	900	111,049
STR	70	10	7	864

TOTALS	3,798		3,172	391,386
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	824.00	SF	10.00	10.00	100	2017
2	0462	ST/AL FNC	0 100	222	4	888.00	SF	10.00	10.00	100	2018
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	100	2018
4	0861	POOL GUNIT	0 100	0	0	323.00	SF	85.00	85.00	100	2020
5	0911	SCRN RM A	0 100	36	25	900.00	SF	17.50	17.50	100	2020
6	0855	CONC PAVER	0 100	0	0	785.00	SF	10.00	10.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	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	3,172	106.0760	125.97	399,577	2017	2017	0	0	2.05	97.95
1 SNGL FAM - 100% - 2018 Heated Area: 2672 HX Base Yr 2018											
85229 CHAMPLAIN DR, FERNANDINA BEACH											

TOTAL OB/XF											
65,342											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		Tax Dist:	
BUILDING MARKET VALUE		391,386	
TOTAL MARKET OB/XF VALUE		65,342	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		531,728	
SOH/AGL Deduction		201,427	
ASSESSED VALUE		330,301	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		280,301	
TOTAL JUST VALUE		531,728	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		419,234	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011419	SCRN RM	10,500	11/19/2020
20003276	SWIM POOL	54,000	06/09/2020
17011574	CO ISSUED	0	12/29/2017
17007157	NEW CONSTR	332,553	08/08/2017
17007787	ALUM WAL UNDER	0	01/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2169/0292	12/29/2017	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: THORNTON MATTHEW A					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
FSP=[YR=2017] W36 S10 BAS=[YR=2017] W3 S36 FGR=[YR=2017] S20
E20 FOP=[YR=2017] S8 E19 N6 W13 N4 W5 S2 W1\$ E1 N22 W4 S2
W17\$ E17 N2 E4 S20 E5 S4 E13 N58 W36\$ E36 N10\$ PTR=[YR=2017]
E30 FUS=[YR=2017] E19 S48 W13 N2 W6 N17 FST=[YR=2017] W11
N12E1 STR=[YR=2017] N7 E10 S7 W10\$ E10S12 \$ N29\$ W30\$.