LOT 10
IN OR 2183/323
HAMPTON LAKES #2 PBK 8/165

CLARK BARRY A
85235 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**24-2N-27-0721-0010-0000**

## 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 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 |

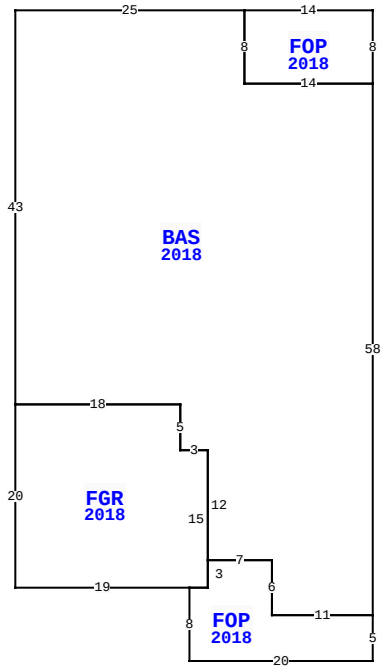
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,952 | 100 | 1,952 | 260,682 |
| FGR | 405 | 55 | 223 | 29,780 |
| FOP | 112 | 30 | 34 | 4,541 |
| FOP | 148 | 30 | 44 | 5,877 |
| TOTALS | 2,617 | | 2,253 | 300,880 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,253 | 114.1700 | 135.58 | 305,462 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 1952 HX Base Yr 2019




85235 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 | | 300,880 |
| TOTAL MARKET OB/XF VALUE | | 18,106 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 393,986 |
| SOH/AGL Deduction | | 146,933 |
| ASSESSED VALUE | | 247,053 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 192,053 |
| TOTAL JUST VALUE | | 393,986 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 314,897 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18001943 | CO ISSUED | 0 | 02/23/2018 |
| 17003897 | NEW CONSTR | 0 | 05/02/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2183/0323 | 3/09/2018 | SW | Q | I | 02 | 274,000 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: CLARK BARRY A & JAN | | | | | | |
| 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

FOP=[YR=2018] W14 BAS=[YR=2018] W25 S43 FGR=[YR=2018] S20 E19 FOP=[YR=2018] S8 E20 N5 W11 N6 W7 S3 W2$ E2 N15 W3 N5 W18$ E18 S5 E3 S12 E7 S6 E11 N58 W14 N8$ S8 E14 N8$.

## 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 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,018.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 9,976 | |
| 2 | 0462 | ST/AL FNC | 0 | 100 | 0 | 0 | 840.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 90 | 7,560 | |
| 3 | 0463 | FENCE GATE | 0 | 100 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 95 | 570 | |

## LAND DESCRIPTION

TOTAL OB/XF 18,106

| 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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS