LOT 16
IN OR 2145/660
HAMPTON LAKES #2 PBK 8/165

LEWIS MICHAEL H & CAROLYN L
85259 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0016-0000

BUILDING CHARACTERISTICS

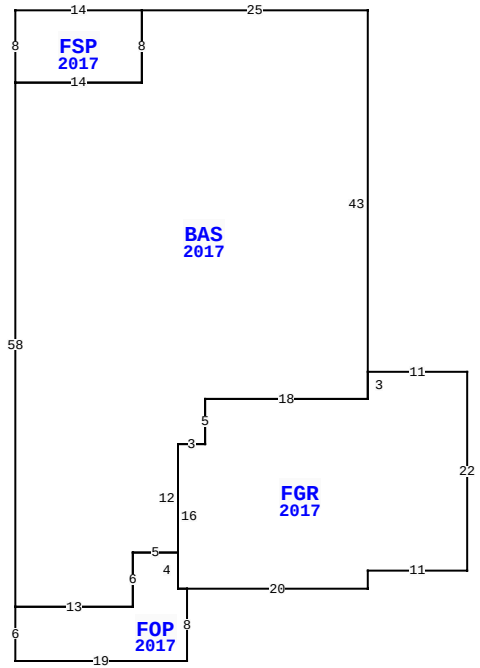
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,964	100	1,964	263,860
FGR	668	55	367	49,306
FOP	146	30	44	5,911
FSP	112	40	45	6,046
TOTALS	2,890		2,420	325,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,420	115.4440	137.09	331,758	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1964 HX Base Yr 2018



85259 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		325,123
TOTAL MARKET OB/XF VALUE		4,377
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		404,500
SOH/AGL Deduction		145,133
ASSESSED VALUE		259,367
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,367
TOTAL JUST VALUE		404,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230003195	SCRN ENCL - 9X14.	17,316	03/10/2023
17007932	CO ISSUED	0	08/31/2017
17003756	NEW CONSTR	250,320	04/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/0660	8/31/2017	SW	Q	I	01	276,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LEWIS MICHAEL H & C						
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 E19 N8 FGR=[YR=2017] E20 N2 E11 N22 W11 S3 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	1,128.00	SF	4.00	4.00	100	2017	2017	3	97	4,377	

LAND DESCRIPTION

TOTAL OB/XF 4,377

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