LOT 17
HAMPTON LAKES #2 PBK 8/165

COOK JON H TRUST/COOK JON H TRUSTEE
85263 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0017-0000

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

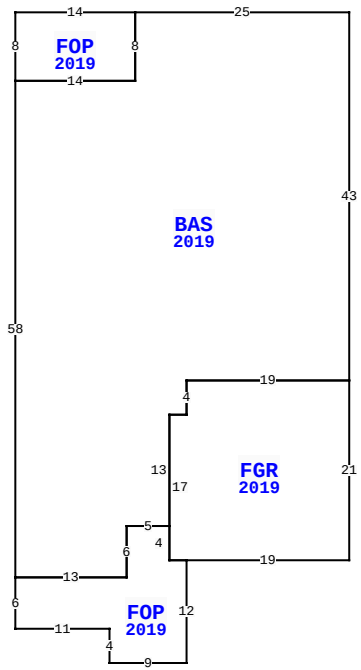
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,957	100	1,957	265,602
FGR	433	55	238	32,301
FOP	112	30	34	4,614
FOP	190	30	57	7,736
TOTALS	2,692		2,286	310,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,286	115.4440	137.09	313,388	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 1957 HX Base Yr 2021



85263 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		310,254
TOTAL MARKET OB/XF VALUE		7,870
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		393,124
SOH/AGL Deduction		103,054
ASSESSED VALUE		290,070
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		240,070
TOTAL JUST VALUE		393,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001853	NEW CONSTR	351,394	10/17/2019
19009809	CO ISSUED	0	09/18/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2641/285	5/17/2023	WD	U	I	11	100
GRANTOR: COOK JON H						
GRANTEE: COOK JON H TRUST						
2351/1410	3/27/2020	SW	Q	I	02	299,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COOK JON H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W25 FOP=[YR=2019] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2019] S6 E11 S4 E9 N12 FGR=[YR=2019] E19 N21 W19 S4
W2 S17 E2$ W2 N4 W5 S6 W13$ E13 N6 E5 N13 E2 N4 E19 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	0855	CONC PAVER	0	100	0	0	759.00	SF	10.00	10.00	100	2019	2019	3	99	7,514	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	10.00	10.00	100	2019	2019	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 7,870

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 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS