



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	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	2,186	100	2,186	273,254
FGR	516	55	284	35,501
FOP	130	30	39	4,876
FOP	238	30	71	8,875
FST	18	55	10	1,250
TOTALS	3,088		2,590	323,755

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	828.00	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	000135	C	SFR CNSVTN	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	2,590	105.7920	125.63	325,382	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 100% - 2023											
Heated Area: 2186											
HX Base Yr 2023											
85269 CHAMPLAIN DR, FERNANDINA BEACH											
BLD DATE: 06/13/2023 MLU											
XF DATE: 06/13/2023 MLU											
INC DATE: 06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			323,755
TOTAL MARKET OB/XF VALUE			8,197
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			406,952
SOH/AGL Deduction			0
ASSESSED VALUE			406,952
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			356,952
TOTAL JUST VALUE			406,952
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1904353	CO ISSUED	0	01/27/2020
19006008	NEW CONSTR	0	06/07/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2388/1651	8/28/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: HEATH CHRISTOPHER J					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W14 FOP=[YR=2020] N10 W13 S10 E13\$ W13 N10 W17 S72 FOP=[YR=2020] S5 E24 N8 FGR=[YR=2020] E20 N24 W16 FST=[YR=2020] S2 W6 N3 E6 S1 \$ S2 W6 S22 E2\$ W2 N11 W8 S14 W14\$ E14 N14 E8 N14 E6 S1 E16 N35\$.											

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT	1.00