



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	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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

Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	04	
NEIGHBORHOOD/LOC	4085.00			

EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0855	CONC PAVER	0 100	0 0
2	0463	FENCE GATE	0 100	0 0
3	0462	ST/AL FNC	0 100	0 0

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP
1	000135	C	SFR CNSVTN	100

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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,402	102.5800	121.81	414,398	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 100% - 2021 Heated Area: 2947 HX Base Yr 2021											
85273 CHAMPLAIN DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0855	CONC PAVER	0 100	0 0	1,215.00	SF	10.00	10.00	100	2020	2020
2	0463	FENCE GATE	0 100	0 0	2.00	UT	300.00	300.00	100	2020	2020
3	0462	ST/AL FNC	0 100	0 0	696.00	SF	10.00	10.00	100	2020	2020

TOTAL OB/XF											
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		412,326	
TOTAL MARKET OB/XF VALUE		19,229	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		506,555	
SOH/AGL Deduction		131,719	
ASSESSED VALUE		374,836	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		324,836	
TOTAL JUST VALUE		506,555	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		404,733	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001482	CO ISSUED	0	02/19/2020
19005000	NEW CONSTR	402,178	06/12/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2343/0503	2/27/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: HATTON JENNIFER A					
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] W21 FOP=[YR=2020] N10 W19 S10 E19\$ W19 S58					
FOP=[YR=2020] S6 E19 N8 FGR=[YR=2020] E21 N3 E11 N19 W11 S2					
W16 N2 W5 S22\$ N2 W6 S4 W13\$ E13 N4 E6 N20 E5 S2 E16 N36\$					
PTR=E20 FUS=[YR=2020] S44 E13 N2 E6 N13 E11 N2 E9 N17 W11					
STR=[YR=2020] W9 S7 E9 N7\$ S7 W9 N17 W19\$ W20\$.					