

MERCIER JOHN A & GAYLE E
85301 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0021-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor08SHT VINYL 70

Interior Floor14CARPET 30

Air Condition Heating Type03CENTRAL 100
04AIR DUCTED 100

Bedrooms Bathrooms Frame3 100
2.5 100
02WOOD FRAME 100

Stories Units Occupancy0 0 100
0 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4085.00

TOTALS3,3922,852338,679

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER0100001,151.00SF10.0010.001002018201839811,280

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPTH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE04/10/2019BYTWTotal Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,852101.5200120.56343,83720182018001.5098.50

1 SNGL FAM - 100% - 2019Heated Area: 2366HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE338,679

TOTAL MARKET OB/XF VALUE11,280

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE424,959

SOH/AGL Deduction146,390

ASSESSED VALUE278,569

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE228,569

TOTAL JUST VALUE424,959

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE342,235

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CDPRICE

2240/037211/28/2018SWQI02297,400

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: MERCIER JOHN A & GA

2089/096612/16/2016SWUV376,730,600

GRANTOR: AW VENTURE II LLC

GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W21 BAS=[YR=2018] W29 S43 FGR=[YR=2018] S21 E11 S2 E20 FOP=[YR=2018] S6 E19 N6 W13 N6 W5 S6 W1\$ E1 N23 W32\$ E32 S17 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.