LOT 23
HAMPTON LAKES #2 PBK 8/165

PETERS HOLLY
85311 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**24-2N-27-0721-0023-0000**

## BUILDING CHARACTERISTICS

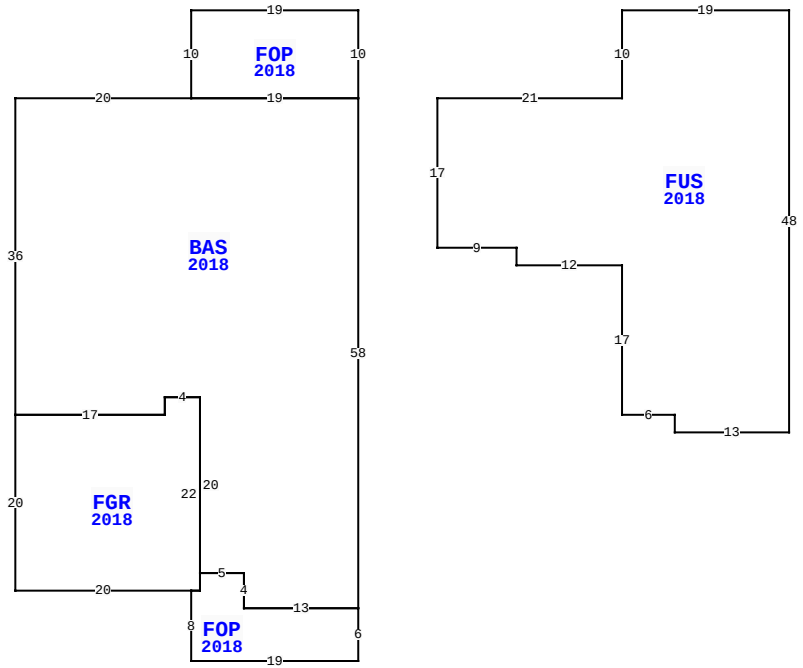
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 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 |
| NEIGHBORHOOD/LOC | 4085.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,772 | 100 | 1,772 | 222,715 |
| FGR | 428 | 55 | 235 | 29,536 |
| FOP | 136 | 30 | 41 | 5,154 |
| FOP | 190 | 30 | 57 | 7,164 |
| FUS | 1,281 | 100 | 1,281 | 161,004 |
| TOTALS | 3,807 | | 3,386 | 425,573 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,386 | 107.4560 | 127.60 | 432,054 | 2018 | 2018 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2023 Heated Area: 3053 HX Base Yr 2023




85311 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 | | 425,573 |
| TOTAL MARKET OB/XF VALUE | | 7,722 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 508,295 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 508,295 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 453,295 |
| TOTAL JUST VALUE | | 508,295 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 409,687 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18009917 | CO ISSUED | 0 | 09/28/2018 |
| 18002538 | NEW CONSTR | 371,435 | 03/09/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2582/1684 | 8/04/2022 | WD | Q | I | 01 | 580,000 |
| GRANTOR: PEARSON LEONARDO & YO | | | | | | |
| GRANTEE: PETERS HOLLY | | | | | | |
| 2283/0582 | 6/17/2019 | SW | Q | I | 01 | 352,500 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: PEARSON LEONARDO & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2018] W19 S10 BAS=[YR=2018] W20 S36 FGR=[YR=2018] S20 E20 FOP=[YR=2018] S8 E19 N6 W13 N4 W5 S2 W1$ E1 N22 W4 S2 W17$ E17 N2 E4 S20 E5 S4 E13 N58 W19$ E19 N10$ PTR=[YR=2018] E30 FUS=[YR=2018] E19 S48 W13 N2 W6 N17 W12 N2 W9 N17 E21 N10$ W30$.

## 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 | 788.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 98 | 7,722 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,722

| 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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS