



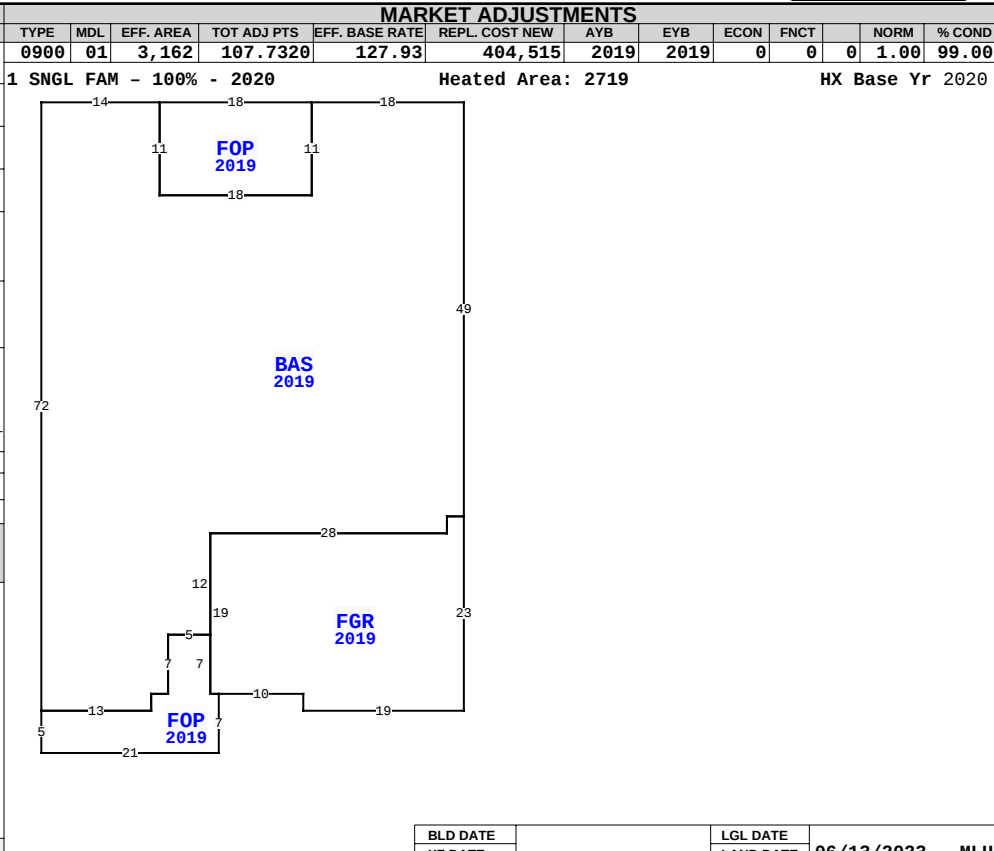
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,719	100	2,719	344,364
FGR	612	55	337	42,681
FOP	156	30	47	5,953
FOP	198	30	59	7,473
TOTALS	3,685		3,162	400,470

L N	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	1,439.00	SF	10.00	10.00	100	2019	2019	3	99	14,246	

LAND DESCRIPTION			TOTAL OB/XF 14,246													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



85321 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/13/2023	MLU
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				400,470	
TOTAL MARKET OB/XF VALUE				14,246	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				489,716	
SOH/AGL Deduction				149,507	
ASSESSED VALUE				340,209	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				290,209	
TOTAL JUST VALUE				489,716	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				393,140	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006103	CO ISSUED	0	06/10/2019
18010039	NEW CONSTR	363,862	10/03/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2289/1308	7/01/2019	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					SALE PRICE 355,000
GRANTEE: LATIF DAVID A & DEB					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					6,730,600
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2019] W18 FOP=[YR=2019] W18 S11 E18 N11\$ S11 W18 N11 W14 S72 FOP=[YR=2019] S5 E21 N7 FGR=[YR=2019] E10 S2 E19 N23 W2 S2 W28 S19 E1\$ W1 N7 W5 S7 W2 S2 W13\$ E13 N2 E2 N7 E5 N12 E28 N2 E2 N49\$.															