LOT 26
IN OR 2392/1561
HAMPTON LAKES #2 PBK 8/165

NEVILLE DAVID A & ALICIA A
85325 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

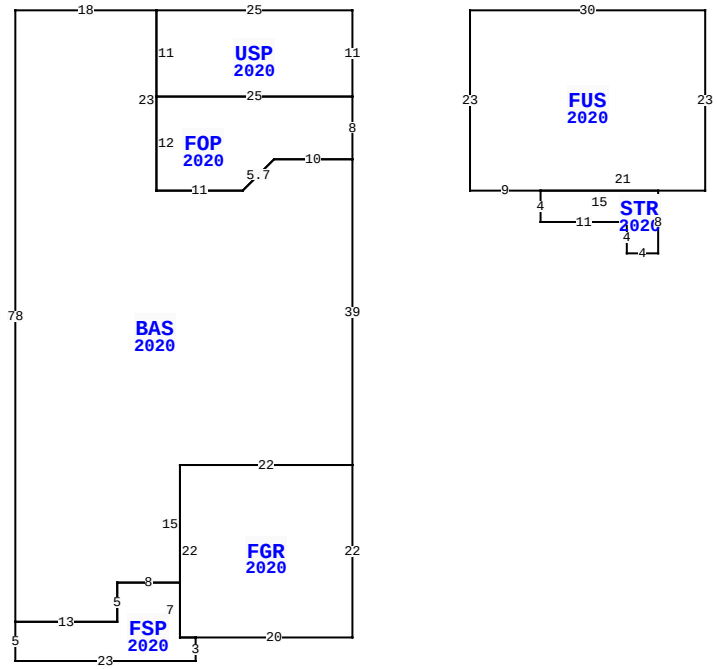
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,347	100	2,347	269,537
FGR	484	55	266	30,548
FOP	252	30	76	8,728
FSP	151	40	60	6,890
FUS	690	100	690	79,242
STR	76	10	8	918
USP	275	30	82	9,417
TOTALS	4,275		3,529	405,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,529	97.2000	115.42	407,317	2020	2020	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2021 Heated Area: 3037 HX Base Yr 2021



85325 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,280
TOTAL MARKET OB/XF VALUE		11,178
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		491,458
SOH/AGL Deduction		126,463
ASSESSED VALUE		364,995
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		314,995
TOTAL JUST VALUE		491,458
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003097	CO ISSUED	0	04/09/2020
20001618	SCRN ENCL	4,000	03/02/2020
19006009	NEW CONSTR	408,405	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/1561	9/14/2020	SW	Q	I	01	388,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: NEVILLE DAVID A & A						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2020] W25 BAS=[YR=2020] W18 S78 FSP=[YR=2020] S5 E23 N3 FGR=[YR=2020] E20 N22 W22 S22 E2$ W2 N7 W8 S5 W13$ E13 N5 E8 N15 E22 N39 FOP=[YR=2020] N8 W25 S12 E11 R4 U4 E10$ W10 D4 L4 W11 N23$ S11 E25 N11$ PTR=E15 FUS=[YR=2020] S23 E9 STR=[YR=2020] S4 E11 S4 E4 N8 W15 $ E21 N23 W30$ W15$.

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	677.00	SF	10.00	10.00	100	2020	2020	3	99	6,702	
2	0911	SCRN RM A	0	100	0	0	275.00	SF	17.50	17.50	100	2020	2020	3	93	4,476	

LAND DESCRIPTION

TOTAL OB/XF 11,178

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	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 03/19/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS