

PICKERILL CHARLES E & KAREN R
85329 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0027-0000

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 70
Interior Floo 14 CARPET 30
Air Condition 03 CENTRAL 100
Heating Type 04 AIR DUCTED 100
Bedrooms
Bathrooms
Frame 02 WOOD FRAME 100
Stories Units 2. 2. 100
 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 1,870 100 1,870 228,550
FGR 741 55 408 49,866
FOP 136 30 41 5,011
FSP 360 40 144 17,600
FST 362 55 199 24,322
FUS 894 100 894 109,264

TOTALS 4,363 3,556 434,610

EXTRA FEATURES

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 1,336.00 SF 10.00 10.00 100 2018 2018 3 98 13,093

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 3,556 104.4900 124.08 441,228 2018 2018 0 0 1.50 98.50

1 SNGL FAM - 100% - 2020 Heated Area: 2764 HX Base Yr 2020

FSP 2018
BAS 2018
FGR 2018
FOP 2018
FST 2018
FUS 2018

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 434,610
TOTAL MARKET OB/XF VALUE 13,093
TOTAL LAND VALUE - MARKET 75,000
TOTAL MARKET VALUE 522,703
SOH/AGL Deduction 132,014
ASSESSED VALUE 390,689
TOTAL EXEMPTION VALUE HX HB 50,000
BASE TAXABLE VALUE 340,689
TOTAL JUST VALUE 522,703
NCON VALUE 0
INCOME VALUE
PREVIOUS YEAR MKT VALUE 419,897

PERMIT NUM DESCRIPTION AMT ISSUED

18006738 CO ISSUED 0 06/29/2018
18001621 NEW CONSTR 385,251 02/14/2018

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2209/0963 6/29/2018 SW Q I 02 430,600

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: PICKERILL CHARLES E
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

BAS=[YR=2018] W3 FSP=[YR=2018] N10 W36 S10 E36\$ W36 S63
FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N2 E12 N18 W12 N5
W21 S25 E1\$ W1 N2 W5 S4 W13\$ E13 N4 E5 N23 E21 N36\$
PTR=[YR=2018] E30 FUS=[YR=2018] E19 S9 FST=[YR=2018] E20
S17 W9 S2 W11 N19\$ S36 W6 S3 W13 N48\$ W30\$.

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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