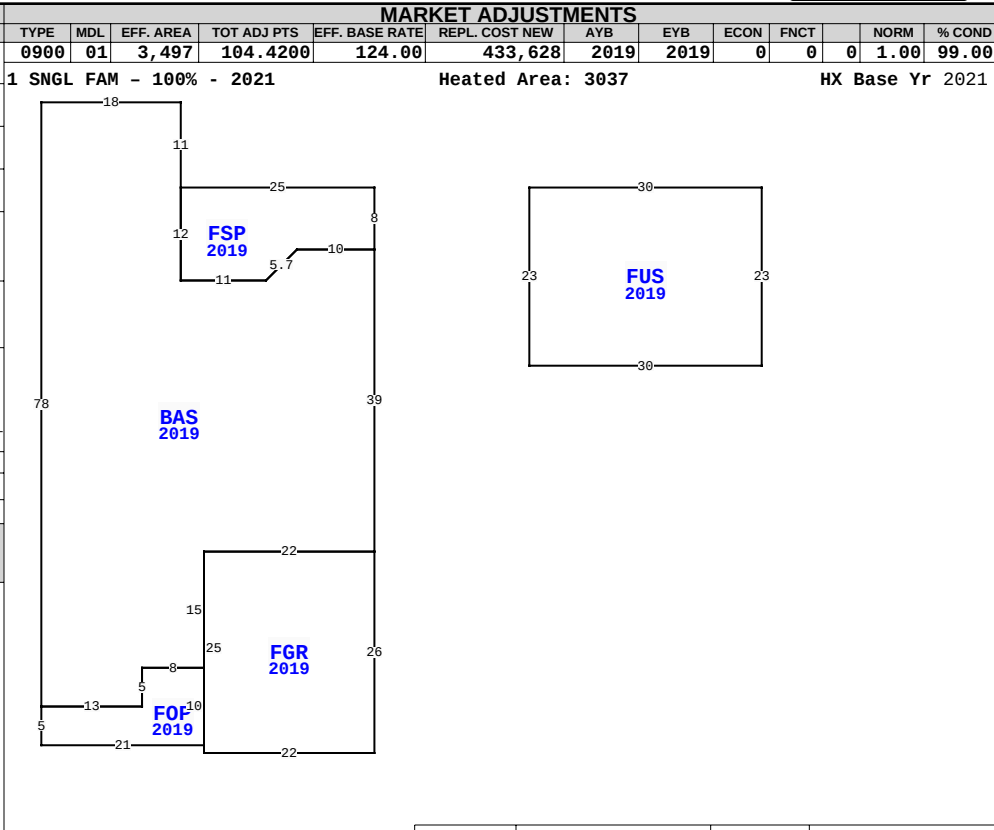




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	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	2,347	100	2,347	288,118
FGR	572	55	315	38,669
FOP	145	30	44	5,401
FSP	252	40	101	12,399
FUS	690	100	690	84,704
TOTALS	4,006		3,497	429,292



85349 CHAMPLAIN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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		580.00	SF	10.00				5,742	

LAND DESCRIPTION										TOTAL OB/XF										5,742	
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	LA VA				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		429,292	
TOTAL MARKET OB/XF VALUE		5,742	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		510,034	
SOH/AGL Deduction		128,293	
ASSESSED VALUE		381,741	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		331,741	
TOTAL JUST VALUE		510,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,505	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000323	ADDITION	8,941	01/09/2023
19005288	CO ISSUED	0	05/21/2019
18011570	NEW CONSTR	406,787	11/20/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2277/1684	5/24/2019	SW	Q	I	01	346,000	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: BLALOCK MICHAEL L &							
2089/0966	12/16/2016	SW	U	V	37	6,730,600	
GRANTOR: AW VENTURE II LLC							
GRANTEE: AVH NORTH FLORIDA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2019] W25 BAS=[YR=2019] N11 W18 S78 FOP=[YR=2019] S5 E21 FGR=[YR=2019] S1 E22 N26 W22 S25\$ N10 W8 S5 W13 \$ E13 N5 E8 N15 E22 N39 W10 D4 L4 W11 N12\$ S12 E11 U4 R4 E10 N8\$ PTR=E20 FUS=[YR=2019] E30 S23 W30 N23\$ W20\$.									