LOT 36
HAMPTON LAKES #2 PBK 8/165

GIBSON STEPHEN M & PATRICIA E
85365 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0036-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

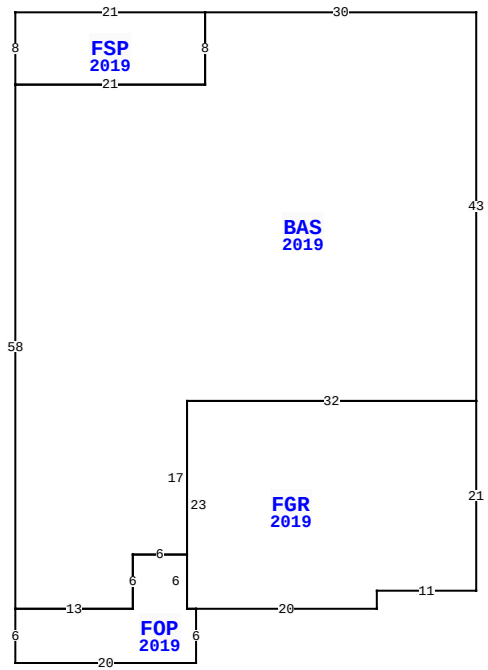
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,426	100	2,426	310,449
FGR	714	55	393	50,291
FOP	156	30	47	6,014
FSP	168	40	67	8,573
TOTALS	3,464		2,933	375,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,933	108.8520	129.26	379,120	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2020 Heated Area: 2426 HX Base Yr 2020



85365 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		375,329
TOTAL MARKET OB/XF VALUE		8,028
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		458,357
SOH/AGL Deduction		140,263
ASSESSED VALUE		318,094
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		268,094
TOTAL JUST VALUE		458,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,532

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012862	CO ISSUED	0	12/19/2019
19005828	NEW CONSTR	334,666	07/10/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0591	12/27/2019	SW	Q	I	01	312,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GIBSON STEPHEN M &						
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=2019] W30 FSP=[YR=2019] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E20 N2 E11 N21 W32
S23 E1$ W1 N6 W6 S6 W13$ E13 N6 E6 N17 E32 N43$.

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	0911	SCRN RM A	0	100	21	10	210.00	SF	17.50	17.50	100	2019	2019	3	90	3,308	
2	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
3	0812	CONCRETE C	0	100	0	0	1,153.00	SF	4.00	4.00	100	2019	2019	3	99	4,566	

LAND DESCRIPTION

TOTAL OB/XF 8,028

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 01/23/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS