



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMMT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

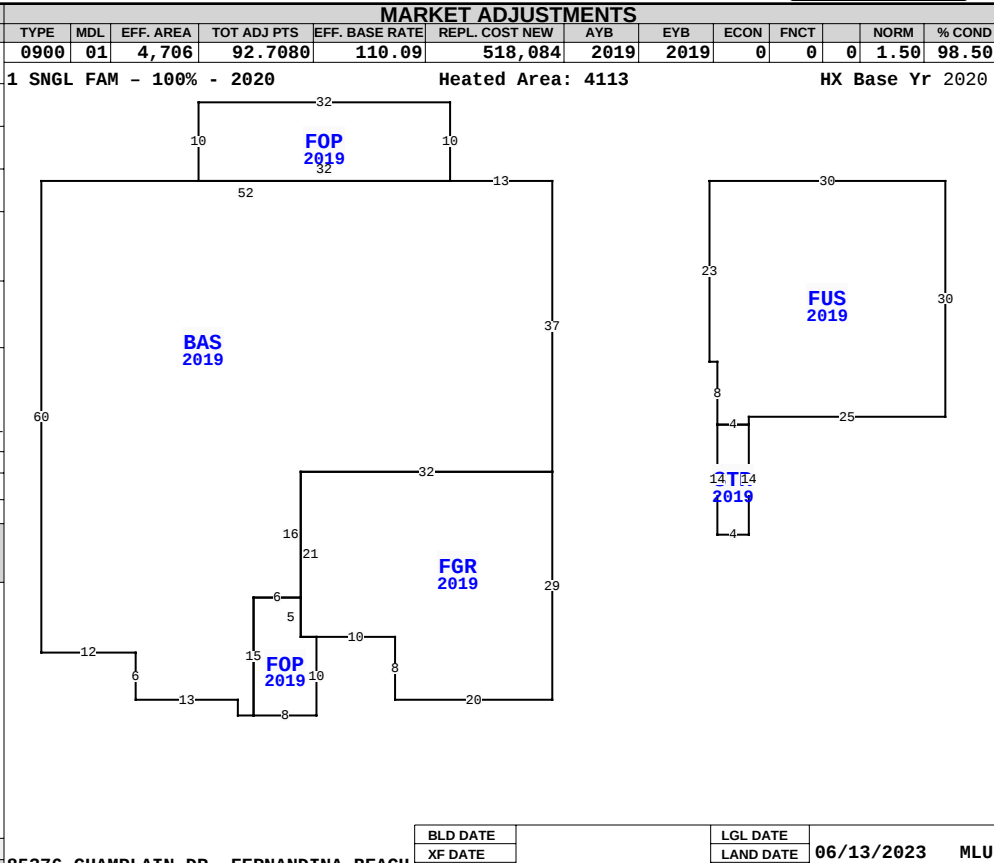
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,216	100	3,216	348,738
FGR	832	55	458	49,665
FOP	110	30	33	3,579
FOP	320	30	96	10,410
FUS	897	100	897	97,270
STR	56	10	6	651

TOTALS	5,431		4,706	510,313
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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	1,175.00	SF	10.00	10.00	100	2019	2019	3	99	11,633	

LAND DESCRIPTION			TOTAL OB/XF 11,633													
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	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00



85376 CHAMPLAIN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				510,313	
TOTAL MARKET OB/XF VALUE				11,633	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				596,946	
SOH/AGL Deduction				170,546	
ASSESSED VALUE				426,400	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				376,400	
TOTAL JUST VALUE				596,946	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				482,813	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005742	CO ISSUED	0	06/03/2019
19000239	NEW CONSTR	220,821	01/09/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2284/1816	6/03/2019	WD Q	I	01	
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: JOHANSON TYLER S &					
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															
BAS=[YR=2019] W13 FOP=[YR=2019] N10 W32 S10 E32\$ W52 S60 E12 S6 E13 S2 E2 FOP=[YR=2019] E8 N10 FGR=[YR=2019] E10 S8 E20 N29 W32 S21 E2\$ W2 N5 W6 S15\$ N15 E6 N16 E32 N37\$ PTR=E20 FUS=[YR=2019] E30 S30 W25 S1 STR=[YR=2019] S14 W4 N14 E4\$ W4 N8 W1 N23\$ W20\$.															