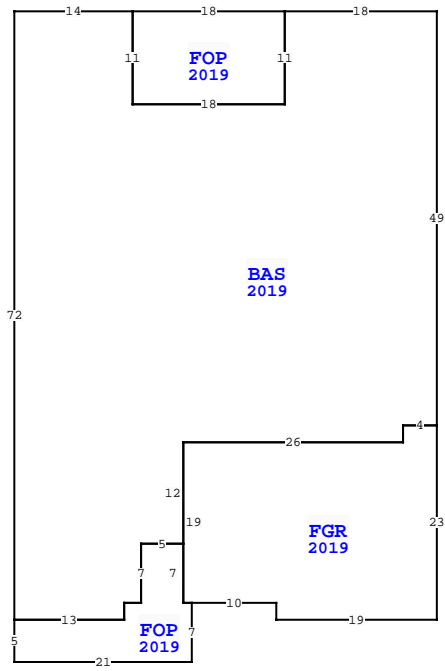


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
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
BAS	2,715	100	2,715
FGR	616	55	339
FOP	156	30	47
FOP	198	30	59
TOTALS	3,685		3,160
			391,331

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SNGL FAM	- 100%	- 2020								
Heated Area: 2715						HX Base Yr 2020					



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		391,331
TOTAL MARKET OB/XF VALUE		18,792
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		485,123
SOH/AGL Deduction		154,497
ASSESSED VALUE		330,626
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,626
TOTAL JUST VALUE		485,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004356	CO ISSUED	0	04/30/2019
19000445	NEW CONSTR	367,089	01/15/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0573	4/30/2019	SW Q	Q	I	01	330,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ARCEMENT JESSICA H						
2089/0966	12/16/2016	SW U	V	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

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		10.00	10.00	100	2019	2019	3	99	10,850	
2	0462	ST/AL FNC	0	100	198	4		10.00	10.00	100	2019	2019	3	93	7,366	
3	0463	FENCE GATE	0	100	0	0		300.00	300.00	100	2019	2019	3	96	576	

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

BUILDING NOTES	
85368 CHAMPLAIN DR, FERNANDINA BEACH	

LAND DESCRIPTION															TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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	75,000							