



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 Floop	11	CLAY TILE 100
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	2,347	100	2,347	322,126
FGR	484	55	266	36,509
FOP	151	30	45	6,176
FSP	252	40	101	13,862
PTO	250	5	12	1,647
TOTALS	3,484		2,771	380,321

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,771	116.1600	137.94	382,232	2020	2020	0	0	0.50	99.50
1 SNGL FAM - 100% - 2021 Heated Area: 2347 HX Base Yr 2021											
85354 CHAMPLAIN DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,321	
TOTAL MARKET OB/XF VALUE		10,435	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		465,756	
SOH/AGL Deduction		118,531	
ASSESSED VALUE		347,225	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		297,225	
TOTAL JUST VALUE		465,756	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		378,255	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001727	CO ISSUED	0	02/25/2020
19009953	SCRN ENCL	4,000	12/09/2019
19008886	NEW CONSTR	321,752	08/19/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2352/0108	4/02/2020	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: CLOUD RONALD B & JE					
2089/0966	12/16/2016	SW	U	V	37
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
1	0855	CONC PAVER	0 100	0	0	643.00	SF	10.00	10.00	100	2020	2020	3	99
2	0911	SCRN RM A	0 100	10	25	250.00	SF	17.50	17.50	100	2020	2020	3	93

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2020] W18 S1 PTO=[YR=2020] W25 S10 FSP=[YR=2020] S8 E10 R4 D4 E11 N12 W25\$ E25 N10\$ S22 W11 L4 U4 W10 S39 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S3 E23 N5 W13 N5 W8 S7 W2\$ E2 N22 W22\$ E22 S15 E8 S5 E13 N78\$.														

LAND DESCRIPTION														
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
1	000133	C	SFR LAKE	100			0.00	0.00	1.00	LT		1.00	1.00	1.00