



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 60
Interior Floor	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	2,164	100	2,164	286,696
FGR	516	55	284	37,626
FOP	130	30	39	5,167
FOP	238	30	71	9,407
FST	18	55	10	1,325

TOTALS 3,066 2,568 340,219

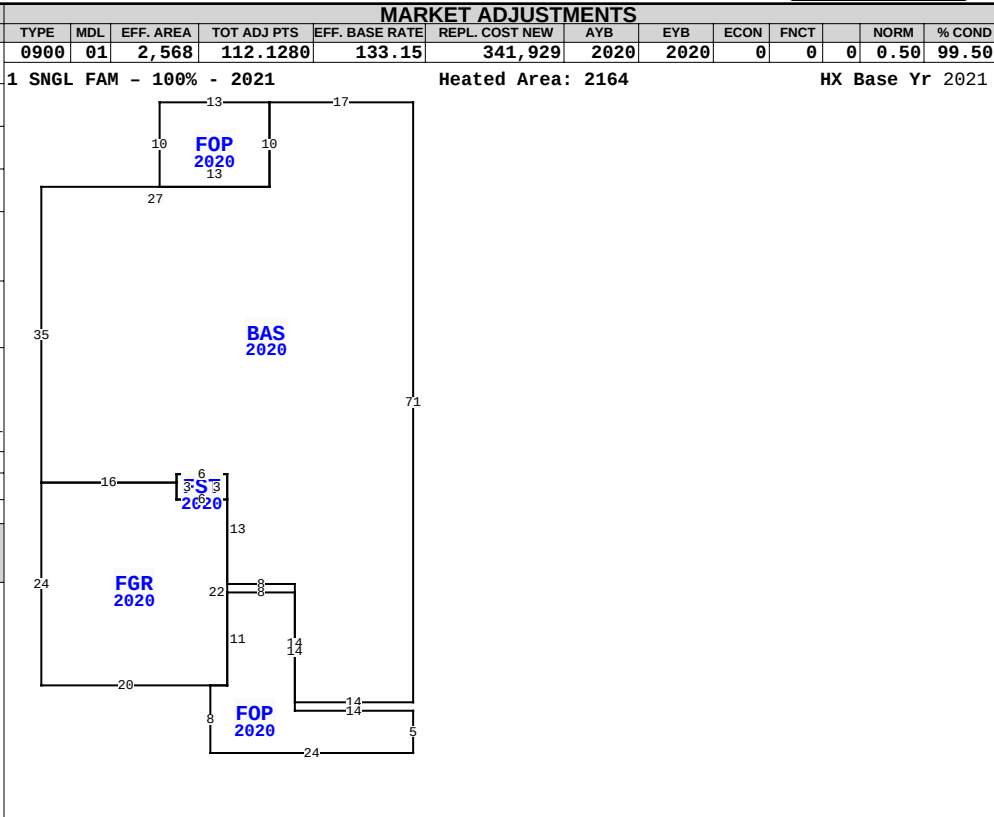
EXTRA FEATURES

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	723.00	SF	10.00	10.00	100	2020	2020	3	99	7,158	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000133	C	SFR LAKE	100	

REVIEW DATE 01/27/2020 BY NW



85340 CHAMPLAIN DR, FERNANDINA BEACH

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

TOTAL OB/XF															7,158
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,219
TOTAL MARKET OB/XF VALUE		7,158
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		422,377
SOH/AGL Deduction		108,556
ASSESSED VALUE		313,821
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		258,821
TOTAL JUST VALUE		422,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002088	CO ISSUED	0	03/09/2020
19004737	NEW CONSTR	305,876	06/05/2019

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2379/1162	7/23/2020	SW	Q	I	02	338,100

SALES DATA

GRANTOR: AVH NORTH FLORIDA LLC	
GRANTEE: ROSE ROBERT & LORI	
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=2020] W17 FOP=[YR=2020] W13 S10 E13 N10\$ S10 W27 S35
FGR=[YR=2020] S24 E20 FOP=[YR=2020] S8 E24 N5 W14 N14 W8 S11
W2\$ E2 N22 FST=[YR=2020] N3 W6 S3 E6\$ W6 N2 W16\$ E16 N1 E6
S13 E8 S14 E14 N71\$.