LOT 90
HAMPTON LAKES #2 PBK 8/165

CARABINE WILLIAM T & LILIA M N
85312 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0090-0000

BUILDING CHARACTERISTICS

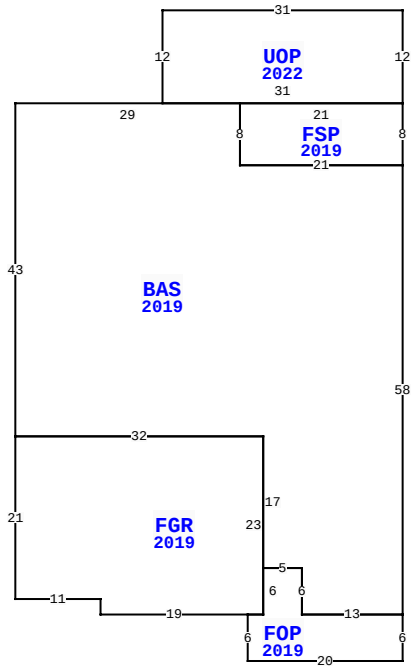
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,366	100	2,366	306,167
FGR	714	55	393	50,855
FOP	150	30	45	5,823
FSP	168	40	67	8,670
UOP	372	20	74	9,576
TOTALS	3,770		2,945	381,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,945	110.0740	130.71	384,941	2019	2019	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2022 Heated Area: 2366 HX Base Yr 2022



85312 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		381,092
TOTAL MARKET OB/XF VALUE		15,716
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		471,808
SOH/AGL Deduction		62,095
ASSESSED VALUE		409,713
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		359,713
TOTAL JUST VALUE		471,808
NCON VALUE		28,761
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,856

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013812	ADDITION	6,461	10/08/2021
19007293	CO ISSUED	0	07/09/2019
19000814	NEW CONSTR	329,782	01/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2480/1111	7/16/2021	WD	Q	I	02	421,100
GRANTOR: BOREN PAUL C & SANDRA						
GRANTEE: CARABINE WILLIAM T						
2289/1324	7/11/2019	SW	Q	I	01	340,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BOREN PAUL C & SAND						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,142.00	SF	10.00	10.00	100	2019	2019	3	99	11,306	
2	0911	SCRN RM A	0	100	12	21	252.00	SF	17.50	17.50	100	2022	2022	3	100	4,410	

BUILDING DIMENSIONS

UOP=[YR=2022] N12 W31 S12 E31$ FSP=[YR=2019] W21
BAS=[YR=2019] W29 S43 FGR=[YR=2019] S21 E11 S2 E19
FOP=[YR=2019] S6 E20 N6 W13 N6 W5 S6 W2$ E2 N23 W32$ E32 S17
E5 S6 E13 N58 W21 N8$ S8 E21 N8$.

LAND DESCRIPTION

TOTAL OB/XF 15,716

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	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							

REVIEW DATE 12/21/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS