



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

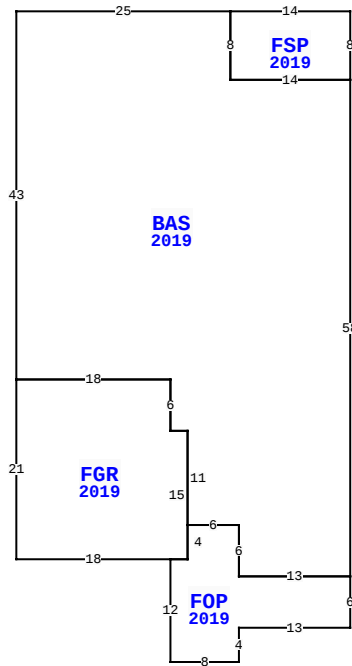
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4085.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1,978	253,970
FGR	408	55	224	28,761
FOP	198	30	59	7,576
FSP	112	40	45	5,778

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,306	109.2700	129.76	299,227	2019	2019	0	0
1 SNGL FAM - 100% - 2020					Heated Area: 1978		HX Base Yr 2020		



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		296,085	
TOTAL MARKET OB/XF VALUE		14,852	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		385,937	
SOH/AGL Deduction		118,630	
ASSESSED VALUE		267,307	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		217,307	
TOTAL JUST VALUE		385,937	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		312,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012659	CO ISSUED	0	12/12/2019
B1910937	SCRNENCL	4,000	10/16/2019
19006757	NEW CONSTR	270,301	06/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2647/1487	6/08/2023	WD	Q	I	01	598,500
GRANTOR:MLS BARTON FAMILY TRU						
GRANTEE:BLOCK PETER H & MAR						
2325/0761	12/13/2019	SW	Q	I	01	309,900
GRANTOR:AVH NORTH FLORIDA LLC						
GRANTEE:MLS BARTON FAMILY T						

TOTALS	2,696	2,306	296,085
EXTRA FEATURES			
85306 CHAMPLAIN DR, FERNANDINA BEACH			

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		27.00	SF 10.00	10.00	100	2019	2019	3	99	267
2	0855	CONC PAVER	0	100	0	0		748.00	SF 10.00	10.00	100	2019	2019	3	99	7,405
3	0463	FENCE GATE	0	100	0	0		1.00	UT 300.00	300.00	100	2019	2019	3	96	288
4	0462	ST/AL FNC	0	100	0	0		504.00	SF 10.00	10.00	100	2019	2019	3	93	4,687
5	0911	SCRN RM A	0	100	0	0		140.00	SF 17.50	17.50	100	2019	2019	3	90	2,205

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	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