

MURPHY MICHAEL J & WENDY W
85248 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0111-0000

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
Occupancy

31
03
05
03
11
11
13
04

02
2.
00

HARDIE BRD 100
GABLE/HIP 100
COMP SHNGL 100
DRYWALL 100
CLAY TILE 50
CARPET 50
CENTRAL 100
AIR DUCTED 100

4 100
3 100
WOOD FRAME 100
2. 100
0 100
NONE 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

03
0100

4085.00

Quality Level 03
SINGLE FAMILY
MKT AREA 04

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
TOT ADJ AREA
SUBAREA MARKET VALUE

1,911
532
133
190
70
1,319

100
55
30
40
55
100

1,911
293
40
76
38
1,319

228,327
35,008
4,779
9,081
4,540
157,595

TOTALS 4,155 3,677 439,330

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 3,677 102.1500 121.30 446,020 2018 2018 0 0 1.50 98.50

1 SNGL FAM - 100% - 2019 Heated Area: 3230 HX Base Yr 2019

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

EXTRA FEATURES

85248 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 1,236.00 SF 10.00 10.00 100 2018 2018 3 98 12,113

LAND DESCRIPTION

TOTAL OB/XF 12,113

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

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VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 439,330

TOTAL MARKET OB/XF VALUE 12,113

TOTAL LAND VALUE - MARKET 75,000

TOTAL MARKET VALUE 526,443

SOH/AGL Deduction 177,527

ASSESSED VALUE 348,916

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 298,916

TOTAL JUST VALUE 526,443

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 426,474

PERMIT NUM DESCRIPTION AMT ISSUED

18010843 CO ISSUED 0 10/29/2018

18004658 NEW CONSTR 387,388 05/08/2018

SALES DATA

OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE

2234/0521 10/31/2018 WD Q Q I 01 363,100

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: MURPHY MICHAEL J &

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

FSP=[YR=2018] W19 S10 BAS=[YR=2018] W20 S20 W4 S19
FGR=[YR=2018] S22 E12 N2 E12 FOP=[YR=2018] S5 E19 N6 W13 N4
W5 S5 W1\$ E1 N22 W4 S2 W21\$ E21 N2 E4 S17 E5 S4 E13 N58 W19\$
E19 N10\$ PTR=[YR=2018] E30 FUS=[YR=2018] E19 S48 W13 N2 W6
N10 W11 N3 W14 N15 E14 N1 E1 FST=[YR=2018] N7 E10 S7 W10\$
E10 N17\$ W30\$.