

LOT 130
IN OR 2131/803
HAMPTON LAKES #2 PBK 8/165

PITTMAN MICHAEL D & TRACY P
85212 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2023

24-2N-27-0721-0130-0000



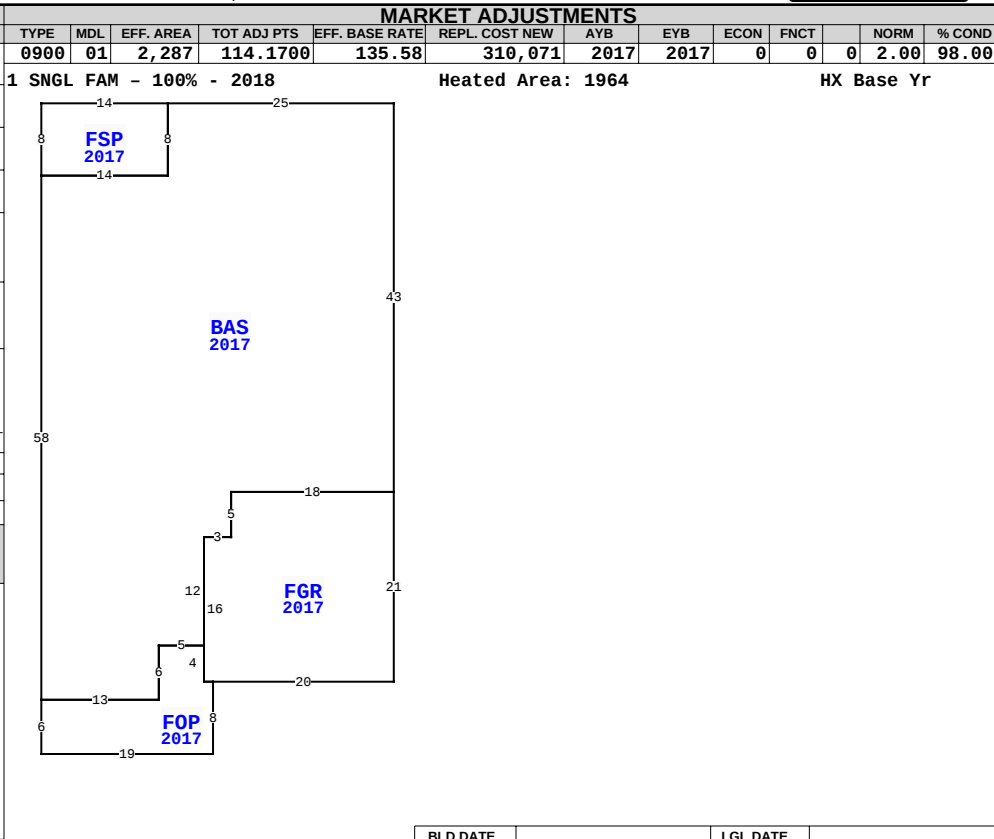
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,964	100	1,964	260,953
FGR	426	55	234	31,091
FOP	146	30	44	5,847
FSP	112	40	45	5,979
TOTALS	2,648		2,287	303,870

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	625.00	SF	10.00	10.00
2	0462	ST/AL FNC	0 100	0	0	156.00	SF	10.00	10.00
3	0911	SCRN RM A	0 100	14	10	140.00	SF	17.50	17.50
4	0810	CONCRETE A	0 100	14	10	140.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000133	C	SFR LAKE	100			0.00	0.00	1.00



85212 CHAMPLAIN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		303,870	
TOTAL MARKET OB/XF VALUE		10,312	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		389,182	
SOH/AGL Deduction		0	
ASSESSED VALUE		389,182	
TOTAL EXEMPTION VALUE		13	389,182
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		389,182	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		316,757	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005409	CO ISSUED	0	06/16/2017
1700819	ADDITION	5,780	03/01/2017
1700939	NEW CONSTR	245,058	02/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2131/0803	6/19/2017	SW	Q	I	01	274,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PITTMAN MICHAEL D &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W25 FSP=[YR=2017] W14 S8 E14 N8\$ S8 W14 S58 FOP=[YR=2017] S6 E19 N8 FGR=[YR=2017] E20 N21 W18 S5 W3 S16 E1\$ W1 N4 W5 S6 W13\$ E13 N6 E5 N12 E3N5 E18 N43\$.									