

LARKIN DANIEL N & JENNIFER L
85145 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

13-2N-27-0720-0052-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories2.2.100

Units0100

Occupancy00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4077.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7721001,772219,254

FGR4285523529,077

FOP13630415,073

FOP19030577,053

FUS900100900111,359

STR70107867

UAT13210131,609

TOTALS3,6283,025374,291

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900013,025102.5800128.22387,86620162016003.5096.50

1 SNGL FAM - 100% - 2017Heated Area: 2672HX Base Yr 2017

The site plan shows several building footprints on a lot. The largest footprint is labeled 'BAS 2016' with dimensions 58x36. To its right is 'FGR 2016' (22x20) and 'FOP 2016' (13x6). Further right are 'STR 2016' (7x7), 'UAT 2016' (12x12), and 'FUS 2016' (48x17). Other smaller structures include 'FOP 2016' at the top left (19x10) and another 'FOP 2016' at the bottom left (13x4).

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE374,291

TOTAL MARKET OB/XF VALUE4,368

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE453,659

SOH/AGL Deduction167,315

ASSESSED VALUE286,344

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE236,344

TOTAL JUST VALUE453,659

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE436,835

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / V / I / RSN CD SALE PRICE

2063/19347/29/2016SW Q I 01269,400

GRANTOR: AVATAR PROPERTIES INC

GRANTEE: LARKIN DANIEL N & J

1974/02804/13/2015SW U V 373,829,500

GRANTOR: AW VENTURE I LLC

GRANTEE: AVATAR PROPERTIES I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W20 FOP=[YR=2016] N10 W19 S10 E19\$ W19 S58
FOP=[YR=2016] S6 E19 N8 FGR=[YR=2016] E20 N20 W17 N2 W4 S22
E1\$ W1 N2 W5 S4 W13\$ E13 N4 E5 N20 E4 S2 E17 N36\$ PTR= E30
FUS=[YR=2016] W19 S48 E13 N2 E6 N17 UAT=[YR=2016] E11 N12
W1 STR=[YR=2016] N7 W10 S7 E10\$ W10 S12\$ N29\$ W30\$.

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000700.00SF6.506.50100201620163964,368

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYECONSRV

1000136CSFR INT100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE01/06/2023BYNWA

Total Acres: 0.00Total Land Value: 75,000Market: 0Agricultural: 0Common: 75,000PRINTED 08/06/2024 BY SYS