LOT 72
IN OR 2050/891
HAMPTON LAKES #1 PB 7/252

AVINO GENEVIEVE A
85066 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

13-2N-27-0720-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

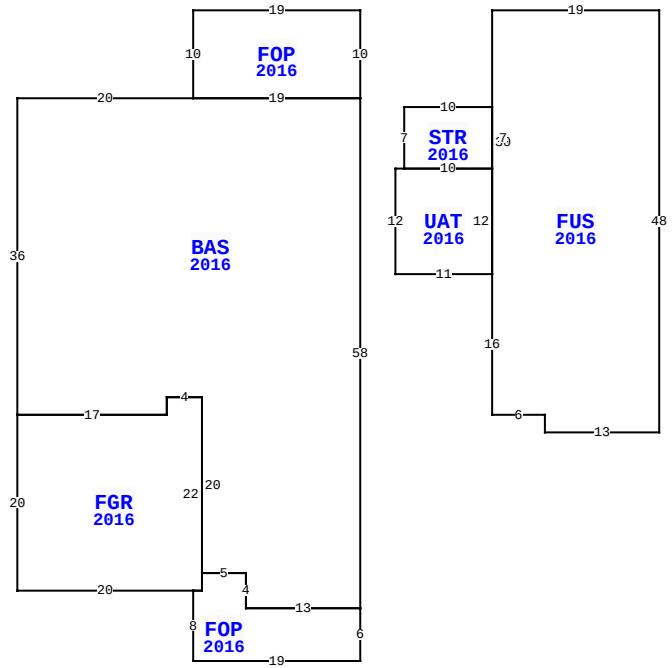
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	4077.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	227,120
FGR	428	55	235	30,121
FOP	136	30	41	5,255
FOP	190	30	57	7,306
FUS	900	100	900	115,354
STR	70	10	7	897
UAT	132	10	13	1,667
TOTALS	3,628		3,025	387,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,025	106.2600	132.82	401,780	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2019 Heated Area: 2672 HX Base Yr 2019



85066 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE	06/08/2016 KK	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		387,718
TOTAL MARKET OB/XF VALUE		3,734
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		466,452
SOH/AGL Deduction		159,801
ASSESSED VALUE		306,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,651
TOTAL JUST VALUE		466,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		449,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531024	CO ISSUED	0	03/23/2016
B1531024	NEW CONSTR	324,682	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2050/0891	5/25/2016	SW	Q	I	01	266,400
GRANTOR: AVATAR PROPERTIES INC						
GRANTEE: AVINO GENEVIEVE A &						
1974/0363	4/13/2015	SW	U	V	37	205,000
GRANTOR: GP HOMES LLC						
GRANTEE: AVATAR PROPERTIES I						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W19 S10 BAS=[YR=2016] W20 S36 FGR=[YR=2016] S20 E20 FOP=[YR=2016] S8 E19 N6 W13 N4 W5 S2 W1$ E1 N22 W4 S2 W17$ E17 N2 E4 S20 E5 S4 E13 N58 W19$ E19 N10$ PTR= E15 FUS=[YR=2016] E19 S48 W13 N2 W6 N16 UAT=[YR=2016] W11 N12 E1 STR=[YR=2016] N7 E10 S7 W10$ E10 S12$ N30$ W15$.

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	0811	CONCRETE B	0	100	0	0	718.00	SF	5.20	5.20	100	2016	2016	3	96	3,584	
2	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2016	2016	3	96	150	

LAND DESCRIPTION

TOTAL OB/XF 3,734

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS