

SCHWEIZER DANIEL & ADRIENNE
85185 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0001-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo11CLAY TILE 50

Interior Floo14CARPET 50

Air Condition Heating Type03CENTRAL 100 04AIR DUCTED 100

Bedrooms Bathrooms Frame3 100 2.5 100 02WOOD FRAME 100

Stories Units Occupancy1. 1. 100 0 100 00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4085.00

TOTALS2,6482,279317,105

MARKET ADJUSTMENTS

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

0900012,279114.1700142.71325,23620172017002.5097.50

1 SNGL FAM - 100% - 2018Heated Area: 1969HX Base Yr 2018

FOP 2017

BAS 2017

FGR 2017

FOP 2017

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE317,105

TOTAL MARKET OB/XF VALUE3,909

TOTAL LAND VALUE - MARKET75,000

TOTAL MARKET VALUE396,014

SOH/AGL Deduction144,578

ASSESSED VALUE251,436

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE201,436

TOTAL JUST VALUE396,014

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE386,898

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CDPRICE

2137/18407/20/2017SWQI01267,300

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: SCHWEIZER DANIEL &

2089/096612/16/2016SWUV376,730,600

GRANTOR: AW VENTURE II LLC

GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W25 S8 W14 S58 E13 N5 E5 N13 E3 N5 E18 N43 \$

FGR=[YR=2017;ORIG=-20,64] E20 N21 W18 S5 W3 S16 E1 \$

FOP=[YR=2017;ORIG=-25,0] W14 S8 E14 N8 \$

FOP=[YR=2017;ORIG=-39,66] S6 E19 N8 W1 N3 W5 S5 W13 \$

EXTRA FEATURES

85185 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

LAND DESCRIPTION

TOTAL OB/XF3,909

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1 000100CSFR100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE04/26/2024BYKBA

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