LOT 8
IN OR 2156/537
HAMPTON LAKES #2 PBK 8/165

SHIRAH JAMES D & REBECCA H M
85225 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0008-0000

BUILDING CHARACTERISTICS

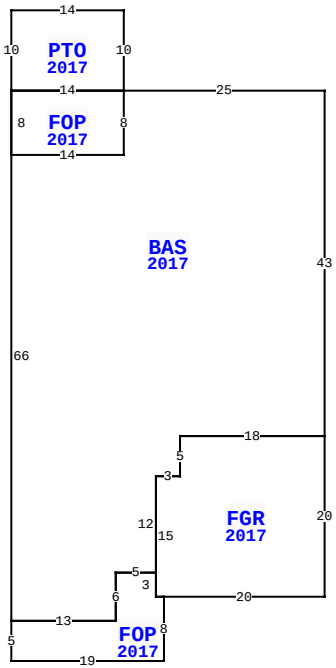
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,076	100	2,076	289,608
FGR	405	55	223	31,109
FOP	112	30	34	4,743
FOP	128	30	38	5,301
PTO	140	5	7	977
TOTALS	2,861		2,378	331,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,378	114.4640	143.08	340,244	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2076 HX Base Yr 2018



85225 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,738
TOTAL MARKET OB/XF VALUE		6,733
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		413,471
SOH/AGL Deduction		154,460
ASSESSED VALUE		259,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,011
TOTAL JUST VALUE		413,471
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008782	CO ISSUED	0	10/05/2017
17003808	ADDITION	5,840	04/28/2017
17003212	NEW CONSTR	250,320	04/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2156/0537	10/05/2017	SW	Q	I	01	246,300
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SHIRAH JAMES D & RE						
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

BAS=[YR=2017] W25 PTO=[YR=2017] N10 W14 S10 FOP=[YR=2017] S8 E14 N8 W14$ E14$ W14 S66 FOP=[YR=2017] S5 E19 N8 FGR=[YR=2017] E20 N20 W18 S5 W3 S15 E1$ W1 N3 W5 S6 W13$ E13 N6 E5 N12 E3 N5 E18 N43$.

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	956.00	SF	5.20	5.20	100	2017	2017	3	97	4,822	
2	0911	SCRN RM A	0	100	14	10	140.00	SF	17.50	17.50	100	2017	2017	3	78	1,911	

LAND DESCRIPTION

TOTAL OB/XF 6,733

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	000100	C	SFR	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 04/09/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS