

LOT 9
IN OR 2169/292
HAMPTON LAKES #2 PBK 8/165

THORNTON MATTHEW A & KAYSLEY F
85229 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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
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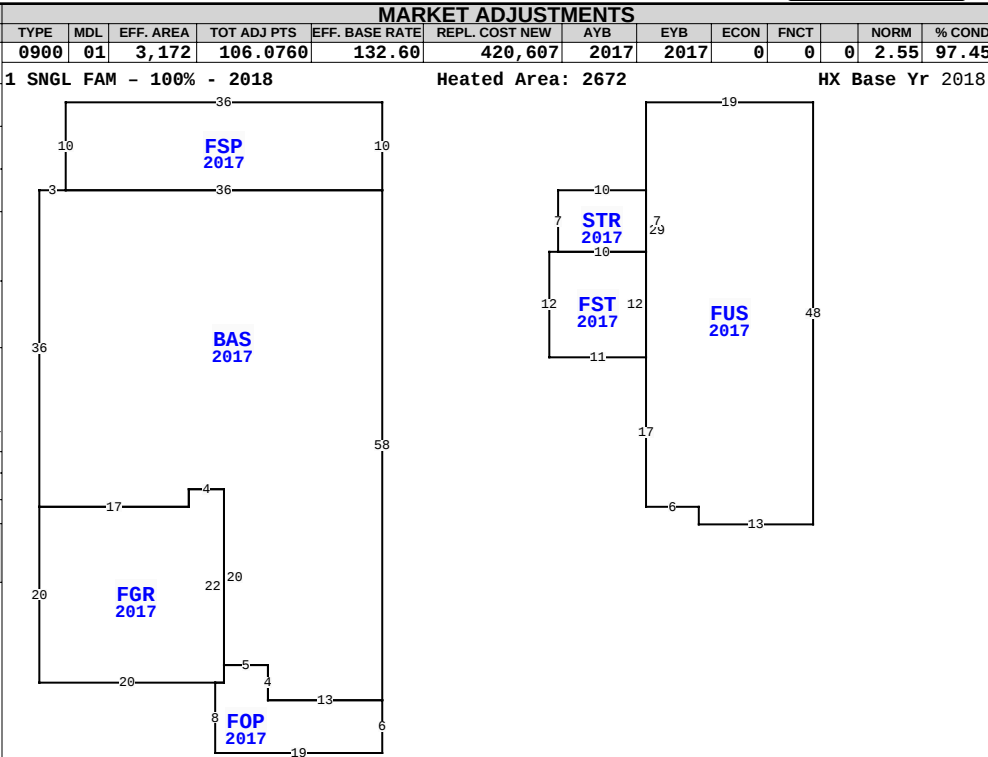
NEIGHBORHOOD/LOC	4085.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	1,772	228,975
FGR	428	55	235	30,366
FOP	136	30	41	5,298
FSP	360	40	144	18,607
FST	132	55	73	9,433
FUS	900	100	900	116,297
STR	70	10	7	904

TOTALS	3,798		3,172	409,882
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0 100	0	0	824.00	SF	10.00	10.00	
2	0462	ST/AL FNC	0 100	222	4	888.00	SF	10.00	10.00	
3	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	300.00	
4	0861	POOL GUNIT	0 100	0	0	323.00	SF	85.00	85.00	
5	0911	SCRN RM A	0 100	36	25	900.00	SF	17.50	17.50	
6	0855	CONC PAVER	0 100	0	0	785.00	SF	10.00	10.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT



85229 CHAMPLAIN DR, FERNANDINA BEACH	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

85229 CHAMPLAIN DR, FERNANDINA BEACH					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
824.00	SF	10.00	10.00	100	2017	2017	3	97	7,993		
888.00	SF	10.00	10.00	100	2018	2018	3	87	7,726		
3.00	UT	300.00	300.00	100	2018	2018	3	94	846		
323.00	SF	85.00	85.00	100	2020	2020	3	93	25,533		
900.00	SF	17.50	17.50	100	2020	2020	3	90	14,175		
785.00	SF	10.00	10.00	100	2020	2020	3	99	7,772		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		409,882	
TOTAL MARKET OB/XF VALUE		64,045	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		548,927	
SOH/AGL Deduction		208,717	
ASSESSED VALUE		340,210	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		290,210	
TOTAL JUST VALUE		548,927	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,728	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011419	SCRN RM	10,500	11/19/2020
20003276	SWIM POOL	54,000	06/09/2020
17011574	CO ISSUED	0	12/29/2017
17007157	NEW CONSTR	332,553	08/08/2017
17007787	ALUM WAL UNDER	0	01/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2169/0292	12/29/2017	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: THORNTON MATTHEW A					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2017] W36 S10 BAS=[YR=2017] W3 S36 FGR=[YR=2017] S20 E20 FOP=[YR=2017] S8 E19 N6 W13 N4 W5 S2 W1\$ E1 N22 W4 S2 W17\$ E17 N2 E4 S20 E5 S4 E13 N58 W36\$ E36 N10\$ PTR=[YR=2017] E30 FUS=[YR=2017] E19 S48 W13 N2 W6 N17 FST=[YR=2017] W11 N12E1 STR=[YR=2017] N7 E10 S7 W10\$ E10S12 \$ N29\$ W30\$.					