LOT 10
IN OR 2183/323
HAMPTON LAKES #2 PBK 8/165

CLARK BARRY A
85235 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0010-0000

BUILDING CHARACTERISTICS

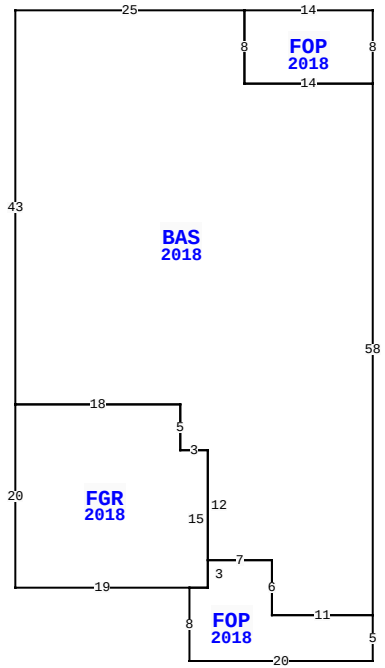
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	1,952	100	1,952	272,999
FGR	405	55	223	31,188
FOP	112	30	34	4,755
FOP	148	30	44	6,153
TOTALS	2,617		2,253	315,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,253	114.1700	142.71	321,526	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1952 HX Base Yr 2019



85235 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		315,095
TOTAL MARKET OB/XF VALUE		17,747
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		407,842
SOH/AGL Deduction		153,377
ASSESSED VALUE		254,465
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		199,465
TOTAL JUST VALUE		407,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001943	CO ISSUED	0	02/23/2018
17003897	NEW CONSTR	0	05/02/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2183/0323	3/09/2018	SW	Q	I	02	274,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CLARK BARRY A & JAN						
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

FOP=[YR=2018] W14 BAS=[YR=2018] W25 S43 FGR=[YR=2018] S20 E19 FOP=[YR=2018] S8 E20 N5 W11 N6 W7 S3 W2$ E2 N15 W3 N5 W18$ E18 S5 E3 S12 E7 S6 E11 N58 W14 N8$ S8 E14 N8$.

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	0855	CONC PAVER	0	100	0	0	1,018.00	SF	10.00	10.00	100	2018	2018	3	97	9,875	
2	0462	ST/AL FNC	0	100	0	0	840.00	SF	10.00	10.00	100	2018	2018	3	87	7,308	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	

LAND DESCRIPTION

TOTAL OB/XF 17,747

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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS