LOT 13
HAMPTON LAKES #2 PBK 8/165

ANGEL DONALD C & CAROL ANN
85247 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0013-0000

BUILDING CHARACTERISTICS

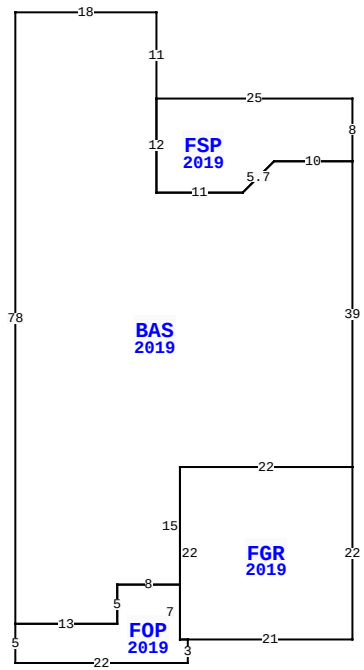
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,347	100	2,347	321,247
FGR	484	55	266	36,409
FOP	148	30	44	6,022
FSP	252	40	101	13,824
TOTALS	3,231		2,758	377,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,758	111.1680	138.96	383,252	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 2347 HX Base Yr 2022



85247 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,503
TOTAL MARKET OB/XF VALUE		11,378
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		463,881
SOH/AGL Deduction		82,816
ASSESSED VALUE		381,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		331,065
TOTAL JUST VALUE		463,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,057

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009968	CO ISSUED	0	09/20/2019
1900641	NEW CONSTR	0	02/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2329/0907	12/30/2019	SW	Q	I	01	324,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: ANGEL DONALD C & CA						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

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	592.00	SF	10.00	10.00	100	2019	2019	3	98	5,802	
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2019	2019	3	98	392	
3	0462	ST/AL FNC	0	100	0	0	576.00	SF	10.00	10.00	100	2019	2019	3	90	5,184	

BUILDING DIMENSIONS

FSP=[YR=2019] W25 BAS=[YR=2019] N11 W18 S78 FOP=[YR=2019] S5 E22 N3 FGR=[YR=2019] E21 N22 W22 S22 E1$ W1 N7 W8 S5 W13$ E13 N5 E8 N15 E22 N39 W10 D4 L4 W11 N12$ S12 E11 U4 R4 E10 N8$.

LAND DESCRIPTION

TOTAL OB/XF 11,378

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 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS