LOT 18
HAMPTON LAKES #2 PBK 8/165

HEATH CHRISTOPHER J & PEGGE A
85269 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0018-0000

BUILDING CHARACTERISTICS

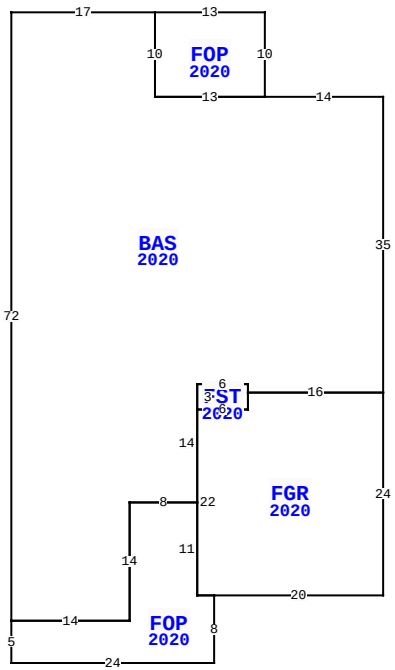
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,186	100	2,186	286,186
FGR	516	55	284	37,180
FOP	130	30	39	5,105
FOP	238	30	71	9,295
FST	18	55	10	1,309
TOTALS	3,088		2,590	339,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,590	105.7920	132.24	342,502	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2023 Heated Area: 2186 HX Base Yr 2023



85269 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		339,077
TOTAL MARKET OB/XF VALUE		8,197
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		422,274
SOH/AGL Deduction		3,113
ASSESSED VALUE		419,161
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		369,161
TOTAL JUST VALUE		422,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		406,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1904353	CO ISSUED	0	01/27/2020
19006008	NEW CONSTR	0	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1651	8/28/2020	SW	Q	I	01	333,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HEATH CHRISTOPHER J						
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=2020] W14 FOP=[YR=2020] N10 W13 S10 E13$ W13 N10 W17 S72 FOP=[YR=2020] S5 E24 N8 FGR=[YR=2020] E20 N24 W16 FST=[YR=2020] S2 W6 N3 E6 S1 $ S2 W6 S22 E2$ W2 N11 W8 S14 W14$ E14 N14 E8 N14 E6 S1 E16 N35$.

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	828.00	SF	10.00	10.00	100	2020	2020	3	99	8,197	

LAND DESCRIPTION

TOTAL OB/XF 8,197

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	000135	C	SFR CNSVTN	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 01/27/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS