

LOT 24
IN OR 2205/1726
HAMPTON LAKES #2 PBK 8/165

BENTON CHARLES III & MARCA L
85317 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0024-0000



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	

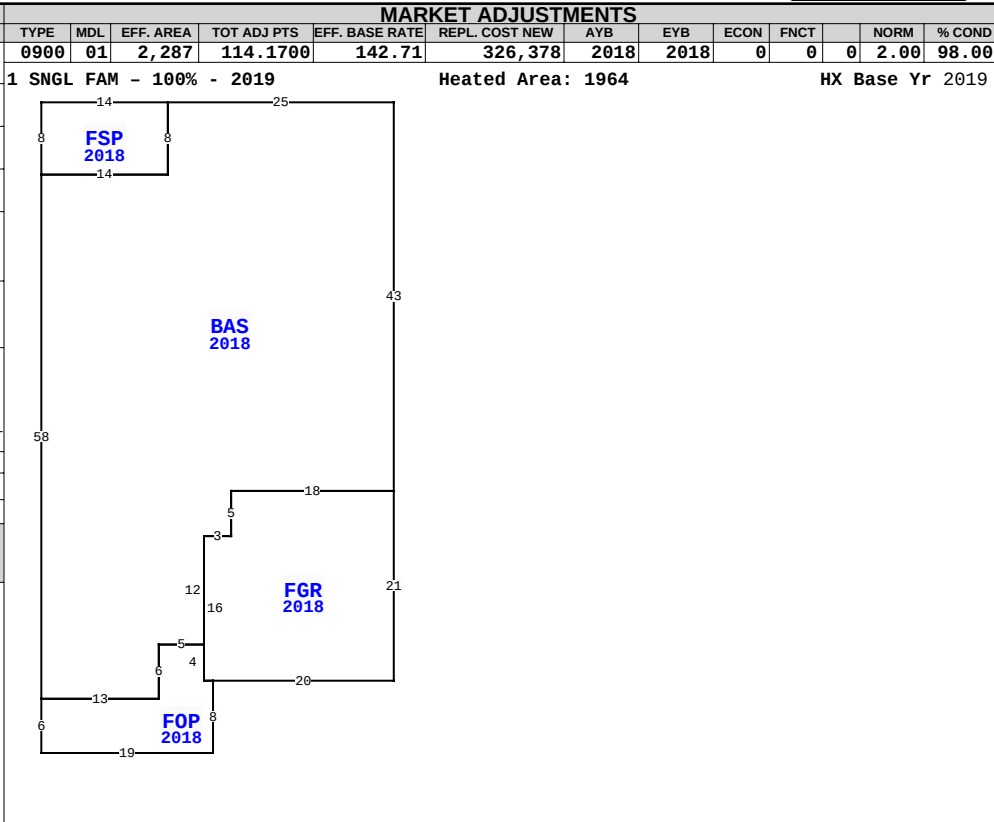
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	1,964	274,676
FGR	426	55	234	32,726
FOP	146	30	44	6,153
FSP	112	40	45	6,294

TOTALS	2,648		2,287	319,850
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	712.00	SF	10.00
2	0462	ST/AL FNC	0	100	102	4	408.00	SF	10.00
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
4	0855	CONC PAVER	0	100	15	8	120.00	SF	10.00

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

REVIEW DATE	04/10/2019	BY	TW
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85317 CHAMPLAIN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/13/2023
	INC DATE		AG DATE	MLU

L N	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	712.00	SF	10.00	10.00	100	2018	2018	3	97	6,906	
2	0462	ST/AL FNC	0	100	102	4	408.00	SF	10.00	10.00	100	2018	2018	3	87	3,550	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	94	564	
4	0855	CONC PAVER	0	100	15	8	120.00	SF	10.00	10.00	100	2018	2018	3	97	1,164	

TOTAL OB/XF										12,184							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

Total Acres:	0.00	Total Land Value:	75,000	Market:	0	Agricultural:	0	Common:	75,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										319,850				
TOTAL MARKET OB/XF VALUE										12,184				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										407,034				
SOH/AGL Deduction										142,876				
ASSESSED VALUE										264,158				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										214,158				
TOTAL JUST VALUE										407,034				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										392,816				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006463	CO ISSUED	0	06/22/2018
B1801187	NEW CONSTR	255,332	02/02/2018
18003569	REPAIR/RRF	1,500	01/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2205/1726	6/22/2018	SW	Q	I	02	266,800	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: BENTON CHARLES III							
2089/0966	12/16/2016	SW	U	V	37	6,730,600	
GRANTOR: AW VENTURE II LLC							
GRANTEE: AVH NORTH FLORIDA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W25 FSP=[YR=2018] W14 S8 E14 N8\$ S8 W14 S58 FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N21 W18 S5 W3 S16 E1\$ W1 N4 W5 S6 W13\$ E13 N6 E5 N12 E3N5 E18 N43\$.									