LOT 25
HAMPTON LAKES #2 PBK 8/165

LATIF DAVID A & DEBORAH A
85321 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0025-0000

BUILDING CHARACTERISTICS

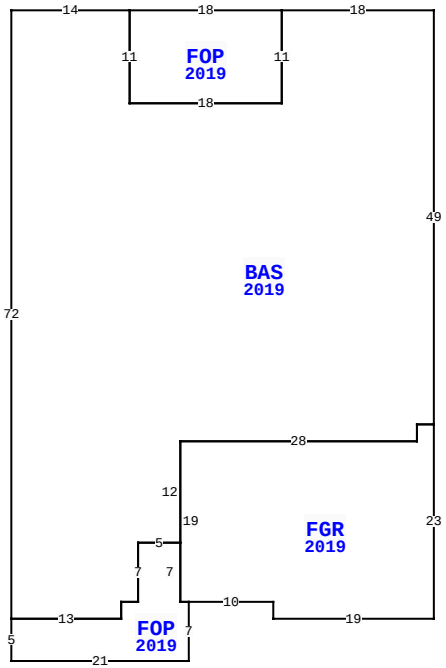
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,719	100	2,719	360,649
FGR	612	55	337	44,699
FOP	156	30	47	6,234
FOP	198	30	59	7,826
TOTALS	3,685		3,162	419,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,162	107.7320	134.66	425,795	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2020 Heated Area: 2719 HX Base Yr 2020



85321 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		419,408
TOTAL MARKET OB/XF VALUE		14,102
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		508,510
SOH/AGL Deduction		158,095
ASSESSED VALUE		350,415
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		300,415
TOTAL JUST VALUE		508,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		489,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006103	CO ISSUED	0	06/10/2019
18010039	NEW CONSTR	363,862	10/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2289/1308	7/01/2019	SW	Q	I	01	355,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: LATIF DAVID A & DEB						
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=2019] W18 FOP=[YR=2019] W18 S11 E18 N11$ S11 W18 N11 W14 S72 FOP=[YR=2019] S5 E21 N7 FGR=[YR=2019] E10 S2 E19 N23 W2 S2 W28 S19 E1$ W1 N7 W5 S7 W2 S2 W13$ E13 N2 E2 N7 E5 N12 E28 N2 E2 N49$.

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	1,439.00	SF	10.00	10.00	100	2019	2019	3	98	14,102	

LAND DESCRIPTION

TOTAL OB/XF 14,102

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 07/23/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS