LOT 35
HAMPTON LAKES #2 PBK 8/165

GONZALEZ HOLLY
85361 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0035-0000

BUILDING CHARACTERISTICS

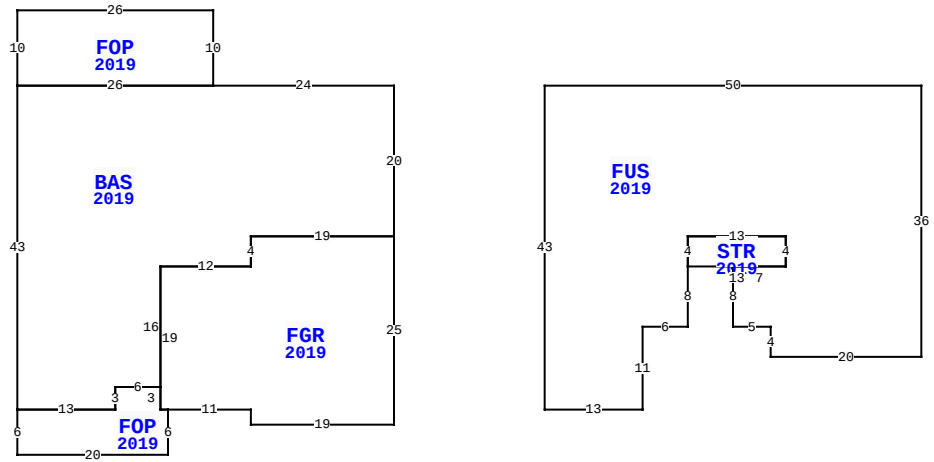
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,467	100	1,467	174,266
FGR	703	55	387	45,972
FOP	138	30	41	4,871
FOP	260	30	78	9,266
FUS	1,723	100	1,723	204,677
STR	52	10	5	594
TOTALS	4,343		3,701	439,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,701	96.4800	120.60	446,341	2019	2019	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2022 Heated Area: 3190 HX Base Yr



85361 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		439,646
TOTAL MARKET OB/XF VALUE		17,711
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		532,357
SOH/AGL Deduction		4,157
ASSESSED VALUE		528,200
TOTAL EXEMPTION VALUE	13	528,200
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		532,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1912303	CO ISSUED	0	12/02/2019
1903476	NEW CONSTR	434,777	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1485	4/15/2021	WD	Q	I	01	485,000
GRANTOR: HARVEY ASHLEY M						
GRANTEE: GONZALEZ HOLLY						
2418/0305	12/18/2020	QC	U	I	11	100
GRANTOR: HARVEY WILLIAM S						
GRANTEE: HARVEY ASHLEY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 FOP=[YR=2019] N10 W26 S10 E26$ W26 S43 FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E11 S2 E19 N25 W19 S4 W12 S19 E1$ W1 N3 W6 S3 W13$ E13 N3 E6 N16 E12 N4 E19 N20$ PTR=E20 FUS=[YR=2019] S43 E13 N11 E6 N8 STR=[YR=2019] N4 E13 S4 W13$ N4 E13 S4 W7 S8 E5 S4 E20 N36 W50$ W20$.

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	42.00	SF	10.00	10.00	100	2019	2019	3	98	412	
2	0855	CONC PAVER	0	100	0	0	1,119.00	SF	10.00	10.00	100	2019	2019	3	98	10,966	
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	95	285	
4	0462	ST/AL FNC	0	100	0	0	672.00	SF	10.00	10.00	100	2019	2019	3	90	6,048	

LAND DESCRIPTION

TOTAL OB/XF 17,711

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