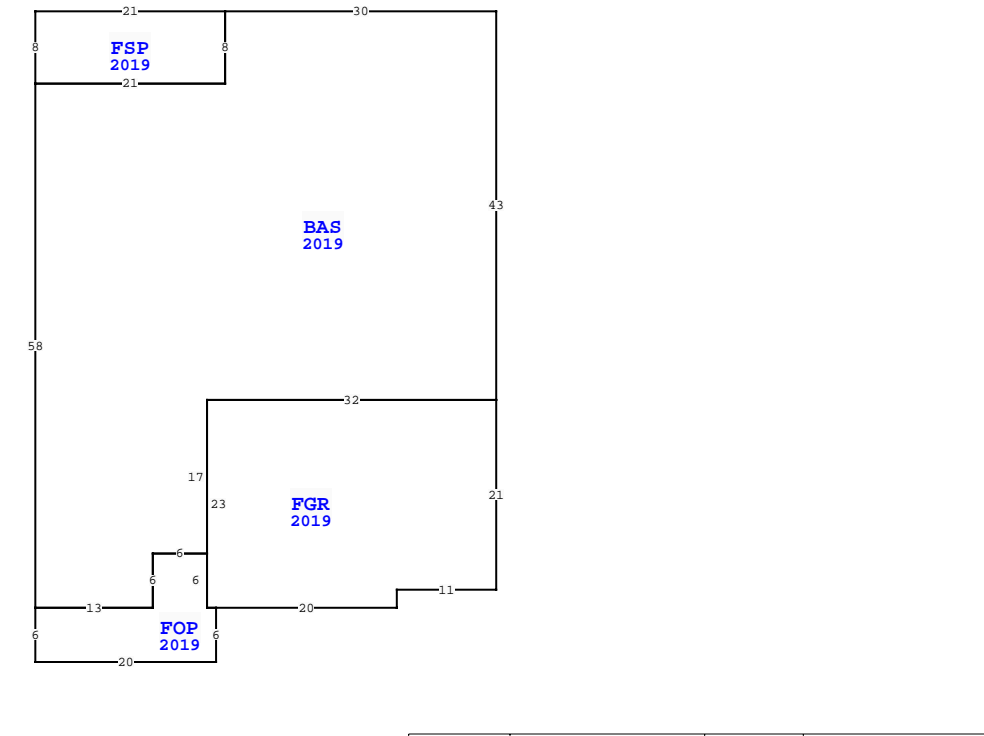




BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,933	108.8520	136.06	399,064	2019	2019	0	0	0	1.50	98.50



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	2,426	100	2,426	325,131
FGR	714	55	393	52,670
FOP	156	30	47	6,299
FSP	168	40	67	8,979
TOTALS	3,464		2,933	393,078

85365 CHAMPLAIN DR, FERNANDINA BEACH
BLD DATE: 06/13/2023 MLU
XF DATE: AG DATE:

EXTRA FEATURES																
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	0911	SCRN RM A	0 100	21	10	210.00	SF	17.50	17.50	100	2019	2019	3	86	3,161	
2	0810	CONCRETE A	0 100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	98	153	
3	0812	CONCRETE C	0 100	0	0	1,153.00	SF	4.00	4.00	100	2019	2019	3	98	4,520	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			393,078
TOTAL MARKET OB/XF VALUE			7,834
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			475,912
SOH/AGL Deduction			148,275
ASSESSED VALUE			327,637
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			277,637
TOTAL JUST VALUE			475,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			458,357

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012862	CO ISSUED	0	12/19/2019
19005828	NEW CONSTR	334,666	07/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0591	12/27/2019	SW	Q	I	01	312,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GIBSON STEPHEN M &						
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] W30 FSP=[YR=2019] W21 S8 E21 N8 S8 W21 S58 FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E20 N2 E11 N21 W32 S23 E1 S W1 N6 W6 S6 W13 E13 N6 E6 N17 E32 N43 S.	

LAND DESCRIPTION																	TOTAL OB/XF									
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	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									