



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	12	HARDWOOD 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	1,976	100	1,976	270,783
FGR	410	55	226	30,970
FOP	158	30	47	6,441
FSP	112	40	45	6,167
PTO	140	5	7	959
TOTALS	2,796		2,301	315,319

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	0	0	738.00	SF	10.00	10.00	100	2020	2020	3	99	7,306	
2	0911	SCRN RM A	0	0	0	140.00	SF	17.50	17.50	100	2020	2020	3	90	2,205	

LAND DESCRIPTION			TOTAL OB/XF 9,511													
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
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,301	110.7400	138.42	318,504	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 0% - 0 Heated Area: 1976 HX Base Yr											
BLD DATE						LGL DATE					
XF DATE						LAND DATE	06/13/2023				
INC DATE						AG DATE					

85369 CHAMPLAIN DR, FERNANDINA BEACH											
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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		315,319			
TOTAL MARKET OB/XF VALUE		9,511			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		399,830			
SOH/AGL Deduction		46,476			
ASSESSED VALUE		353,354			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		353,354			
TOTAL JUST VALUE		399,830			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		385,654			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001540	CO ISSUED	0	02/20/2020
19009599	SCRN ENCL	3,381	11/21/2019
19005409	NEW CONSTR	269,375	06/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2350/1830	3/25/2020	SW	Q	I	02	316,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SULLIVAN VICKI C &						
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=2020] W25 PTO=[YR=2020] N10 W14 S10 E14\$ FSP=[YR=2020] W14 S8 E14 N8 \$ S8 W14 S58 FOP=[YR=2020] S6 E20 N8 FGR=[YR=2020] E19 N21 W18 S5 W2 S16 E1\$ W1 N4 W6 S6 W13\$ E13 N6 E6 N12 E2 N5 E18 N43\$.																