LOT 80
HAMPTON LAKES #2 PBK 8/165

JOHANSON TYLER S & TIFFANY A
85376 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0080-0000

BUILDING CHARACTERISTICS

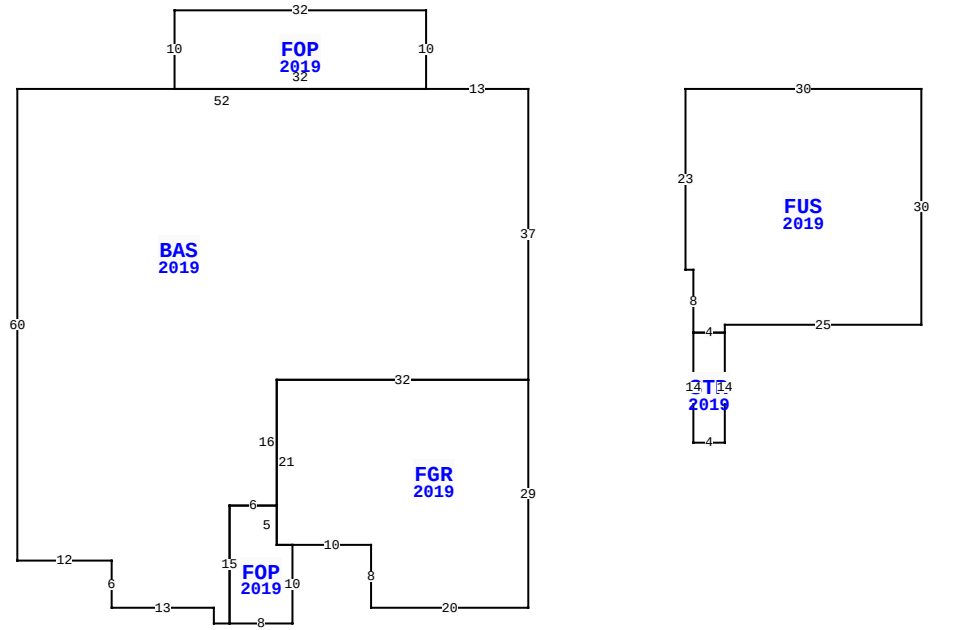
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	3,216	100	3,216	365,217
FGR	832	55	458	52,012
FOP	110	30	33	3,748
FOP	320	30	96	10,902
FUS	897	100	897	101,865
STR	56	10	6	681
TOTALS	5,431		4,706	534,424

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,706	92.7080	115.88	545,331	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 4113 HX Base Yr 2020



85376 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		534,424
TOTAL MARKET OB/XF VALUE		11,515
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		620,939
SOH/AGL Deduction		181,747
ASSESSED VALUE		439,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,192
TOTAL JUST VALUE		620,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005742	CO ISSUED	0	06/03/2019
19000239	NEW CONSTR	220,821	01/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/1816	6/03/2019	WD	Q	I	01	478,400
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: JOHANSON TYLER S &						
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] W13 FOP=[YR=2019] N10 W32 S10 E32$ W52 S60 E12 S6 E13 S2 E2 FOP=[YR=2019] E8 N10 FGR=[YR=2019] E10 S8 E20 N29 W32 S21 E2$ W2 N5 W6 S15$ N15 E6 N16 E32 N37$ PTR=E20 FUS=[YR=2019] E30 S30 W25 S1 STR=[YR=2019] S14 W4 N14 E4$ W4 N8 W1 N23$ 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	1,175.00	SF	10.00	10.00	100	2019	2019	3	98	11,515	

LAND DESCRIPTION

TOTAL OB/XF 11,515

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	000133	C	SFR LAKE	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