



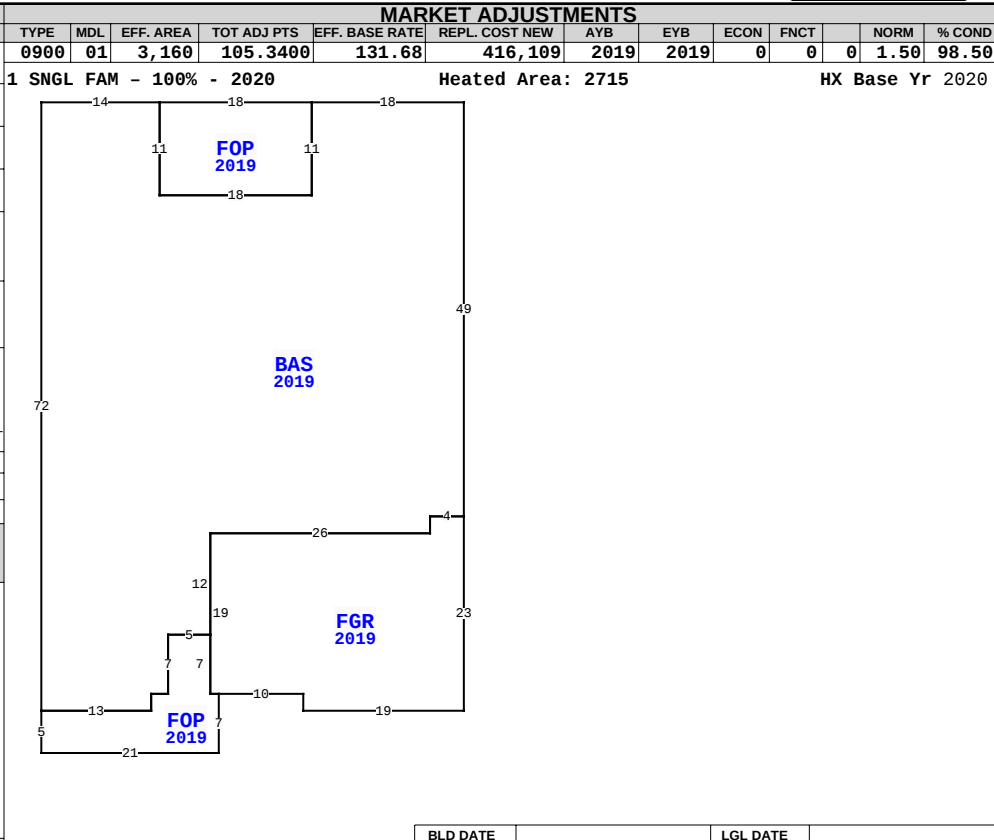
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,715	100	2,715	352,148
FGR	616	55	339	43,970
FOP	156	30	47	6,096
FOP	198	30	59	7,652
TOTALS	3,685		3,160	409,867

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	1,096.00	SF	10.00	10.00	100	2019
2	0462	ST/AL FNC	0	100	198	792.00	SF	10.00	10.00	100	2019
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT	1.00



85368 CHAMPLAIN DR, FERNANDINA BEACH	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF											
18,439											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											4
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						409,867					
TOTAL MARKET OB/XF VALUE						18,439					
TOTAL LAND VALUE - MARKET						75,000					
TOTAL MARKET VALUE						503,306					
SOH/AGL Deduction						162,761					
ASSESSED VALUE						340,545					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						285,545					
TOTAL JUST VALUE						503,306					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						485,123					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004356	CO ISSUED	0	04/30/2019
19000445	NEW CONSTR	367,089	01/15/2019

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2272/0573	4/30/2019	SW	Q	I	01	330,300			
GRANTOR:AVH NORTH FLORIDA LLC									
GRANTEE:ARCEMENT JESSICA H									
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 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 W4 S2 W26 S19 E1\$ W1 N7 W5 S7 W2 S2 W13\$ E13 N2 E2 N7 E5 N12 E26 N2 E4 N49\$.											