LOT 82
HAMPTON LAKES #2 PBK 8/165

MAHAN WESLEY S JR & JUDY A
85362 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

**2024**

**24-2N-27-0721-0082-0000**

## BUILDING CHARACTERISTICS

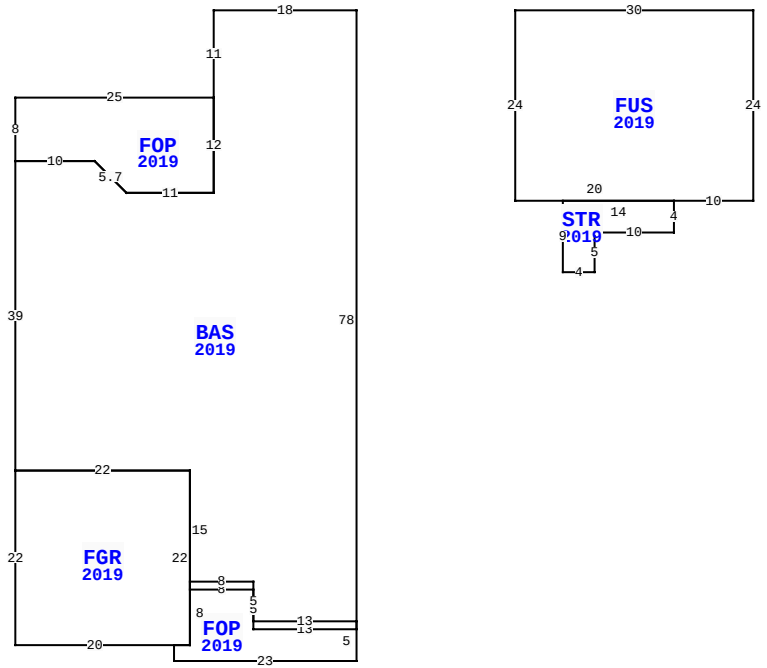
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| 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 | 2,347 | 100 | 2,347 | 301,735 |
| FGR | 484 | 55 | 266 | 34,197 |
| FOP | 149 | 30 | 45 | 5,785 |
| FOP | 252 | 30 | 76 | 9,771 |
| FUS | 720 | 100 | 720 | 92,564 |
| STR | 76 | 10 | 8 | 1,028 |
| TOTALS | 4,028 | | 3,462 | 445,082 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,462 | 104.4200 | 130.52 | 451,860 | 2019 | 2019 | 0 | 0 | 0 | 1.50 | 98.50 |

1 SNGL FAM – 100% - 2020 Heated Area: 3067 HX Base Yr 2020




85362 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 | | 445,082 |
| TOTAL MARKET OB/XF VALUE | | 6,311 |
| TOTAL LAND VALUE - MARKET | | 75,000 |
| TOTAL MARKET VALUE | | 526,393 |
| SOH/AGL Deduction | | 190,906 |
| ASSESSED VALUE | | 335,487 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 285,487 |
| TOTAL JUST VALUE | | 526,393 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 506,371 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19006456 | CO ISSUED | 0 | 06/18/2019 |
| 19000815 | NEW CONSTR | 402,532 | 01/25/2019 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2284/1812 | 6/24/2019 | SW | Q | I | 02 | 353,200 |
| GRANTOR: AVH NORTH FLORIDA LLC | | | | | | |
| GRANTEE: MAHAN WESLEY S JR & | | | | | | |
| 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] W18 S11 FOP=[YR=2019] W25 S8 E10 D4 R4 E11 N12$ S12 W11 U4 L4 W10 S39 FGR=[YR=2019] S22 E20 FOP=[YR=2019] S2 E23 N5 W13 N5 W8 S8 W2$ E2 N22 W22$ E22 S15 E8 S5 E13 N78$ PTR=E20 FUS=[YR=2019] E30 S24 W10 STR=[YR=2019] S4 W10 S5 W4 N9 E14$ W20 N24$ 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 | 644.00 | SF | 10.00 | 10.00 | 100 | 2019 | 2019 | 3 | 98 | 6,311 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,311

| 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