LOT 84
HAMPTON LAKES #2 PBK 8/165

CLOUD RONALD B & JENNIFER C
85354 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0084-0000

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 100
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

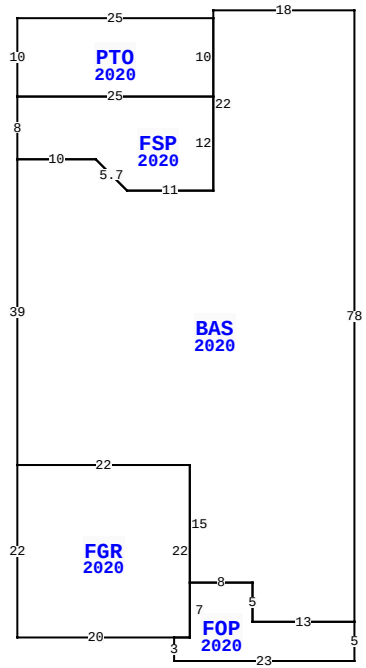
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4085.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	2,347	337,376
FGR	484	55	266	38,237
FOP	151	30	45	6,469
FSP	252	40	101	14,518
PTO	250	5	12	1,725
TOTALS	3,484		2,771	398,326

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	116.1600	145.20	402,349	2020	2020	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2021 Heated Area: 2347 HX Base Yr 2021



85354 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		398,326
TOTAL MARKET OB/XF VALUE		10,304
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		483,630
SOH/AGL Deduction		125,988
ASSESSED VALUE		357,642
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		307,642
TOTAL JUST VALUE		483,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001727	CO ISSUED	0	02/25/2020
19009953	SCRN ENCL	4,000	12/09/2019
19008886	NEW CONSTR	321,752	08/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2352/0108	4/02/2020	SW	Q	I	01	355,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CLOUD RONALD B & JE						
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=2020] W18 S1 PTO=[YR=2020] W25 S10 FSP=[YR=2020] S8 E10 R4 D4 E11 N12 W25$ E25 N10$ S22 W11 L4 U4 W10 S39 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S3 E23 N5 W13 N5 W8 S7 W2$ E2 N22 W22$ E22 S15 E8 S5 E13 N78$.

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	643.00	SF	10.00	10.00	100	2020	2020	3	99	6,366	
2	0911	SCRN RM A	0	100	10	25	250.00	SF	17.50	17.50	100	2020	2020	3	90	3,938	

LAND DESCRIPTION

TOTAL OB/XF 10,304

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 10/26/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS