



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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	2,371	100	2,371	319,372
FGR	714	55	393	52,937
FOP	145	30	44	5,927
FSP	168	40	67	9,025
TOTALS	3,398		2,875	387,260

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,875	108.8520	136.06	391,172	2020	2020	0	0	1.00	99.00
1 SNGL FAM - 100% - 2021 Heated Area: 2371 HX Base Yr 2021											
85332 CHAMPLAIN DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		387,260	
TOTAL MARKET OB/XF VALUE		24,342	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		486,602	
SOH/AGL Deduction		124,190	
ASSESSED VALUE		362,412	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		312,412	
TOTAL JUST VALUE		486,602	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		469,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012889	SCRN ENCL	9,000	12/23/2020
20001105	CO ISSUED	0	02/06/2020
19004689	NEW CONSTR	334,666	06/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0837	4/06/2020	SW	Q	I	01	351,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HILL PETER B & BARB						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	100	0	0	1,170.00	SF	10.00	10.00	100	2020	2020	3
2	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3
3	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2021	2021	3
4	0911	SCRN RM A	0	100	10	21	210.00	SF	17.50	17.50	100	2021	2021	3
5	0855	CONC PAVER	0	100	0	0	486.00	SF	10.00	10.00	100	2021	2021	3

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2020] W29 FSP=[YR=2020] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2020] S6 E20 N6 FGR=[YR=2020] E19 N2 E11 N21 W32 S23 E2\$ W2 N5 W5 S5 W13\$ E13 N5 E5 N18 E32 N43\$.			

LAND DESCRIPTION														
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
1	000133	C	SFR LAKE	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00