

LOT 112
IN OR 2222/1949
HAMPTON LAKES #2 PBK 8/165

BARTON JAMES D & SHARON S
85244 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2024

24-2N-27-0721-0112-0000



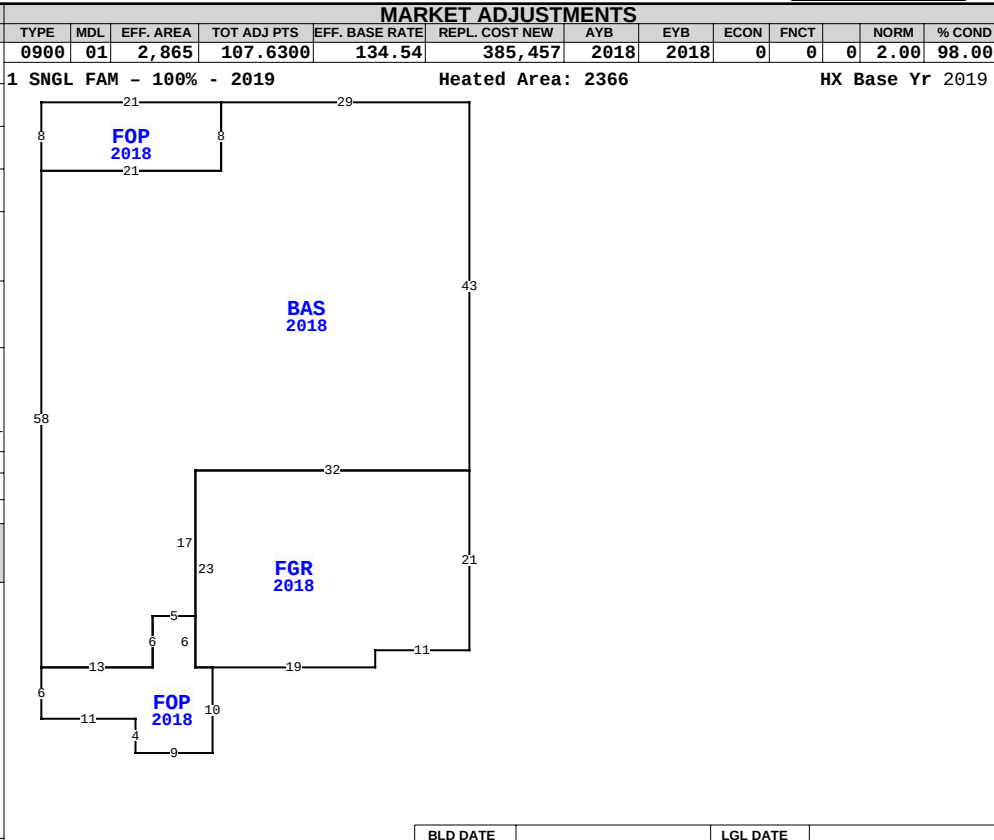
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,366	100	2,366	311,956
FGR	714	55	393	51,817
FOP	168	30	50	6,592
FOP	186	30	56	7,383
TOTALS	3,434		2,865	377,748

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	0	0	1,255.00	SF	6.50	6.50	100	2018

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	



TOTAL OB/XF											
7,913											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		377,748	
TOTAL MARKET OB/XF VALUE		7,913	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		460,661	
SOH/AGL Deduction		171,463	
ASSESSED VALUE		289,198	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		239,198	
TOTAL JUST VALUE		460,661	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		443,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008167	CO ISSUED	0	08/09/2018
17011541	NEW CONSTR	315,148	12/28/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2222/1949	9/07/2018	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: BARTON JAMES D & SH					
2089/0966	12/16/2016	SW	U	V	37
GRANTOR: AW VENTURE II LLC					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W29 FOP=[YR=2018] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2018] S6 E11 S4 E9 N10 FGR=[YR=2018] E19 N2 E11 N21 W32 S23 E2\$ W2 N6 W5 S6 W13\$ E13 N6 E5 N17 E32 N43\$.											