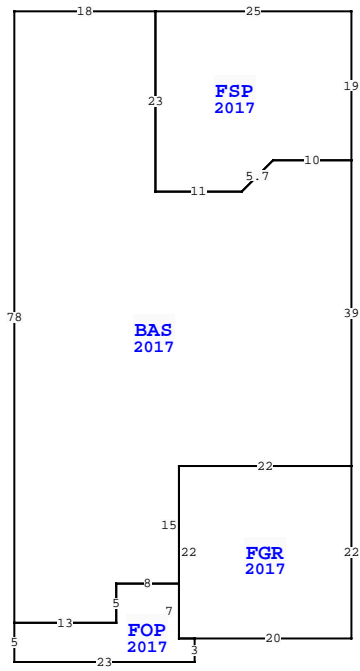


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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
BAS	2,347	100	2,347
FGR	484	55	266
FOP	151	30	45
FSP	527	40	211
TOTALS	3,509		2,869
			374,052

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,869	106.9720	133.72	383,643	2017	2017	0	0	2.50	97.50
1 SNGL FAM - 100% - 2018 Heated Area: 2347 HX Base Yr 2018											



VALUATION SUMMARY		PAGE 1 of 1	4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			374,052
TOTAL MARKET OB/XF VALUE			11,427
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			460,479
SOH/AGL Deduction			168,822
ASSESSED VALUE			291,657
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			241,657
TOTAL JUST VALUE			460,479
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			443,762

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007695	CO ISSUED	0	08/25/2017
17002827	REMODEL	12,966	04/04/2017
B1700164	NEW CONSTR	0	01/13/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/1904	8/25/2017	SW	Q	I	02	317,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: VALOCCHI MICHAEL F						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES															BLD DATE		LGL DATE	
L N	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	INC DATE	AG DATE
1	0855	CONC PAVER	0	100	0	611.00	SF	10.00	10.00	100	2017	2017	3	97	5,927			
2	0910	SCRN RM L	0	100	25	250.00	SF	15.00	15.00	100	2018	2018	3	82	3,075			
3	0855	CONC PAVER	0	100	25	250.00	SF	10.00	10.00	100	2018	2018	3	97	2,425			
TOTALS															85208 CHAMPLAIN DR, FERNANDINA BEACH		06/13/2023 MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP=[YR=2017] W25 BAS=[YR=2017] W18 S78 FOP=[YR=2017] S5 E23 N3 FGR=[YR=2017] E20 N22 W22 S22 E2\$ W2 N7 W8 S5 W13\$ E13 N5 E8 N15 E22 N39 W10 D4 L4 W11 N23\$ S23 E11 U4 R4 E10 N19\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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	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							