LOT 9
IN OR 2169/292
HAMPTON LAKES #2 PBK 8/165

THORNTON MATTHEW A & KAYSLEY F
85229 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0009-0000

BUILDING CHARACTERISTICS

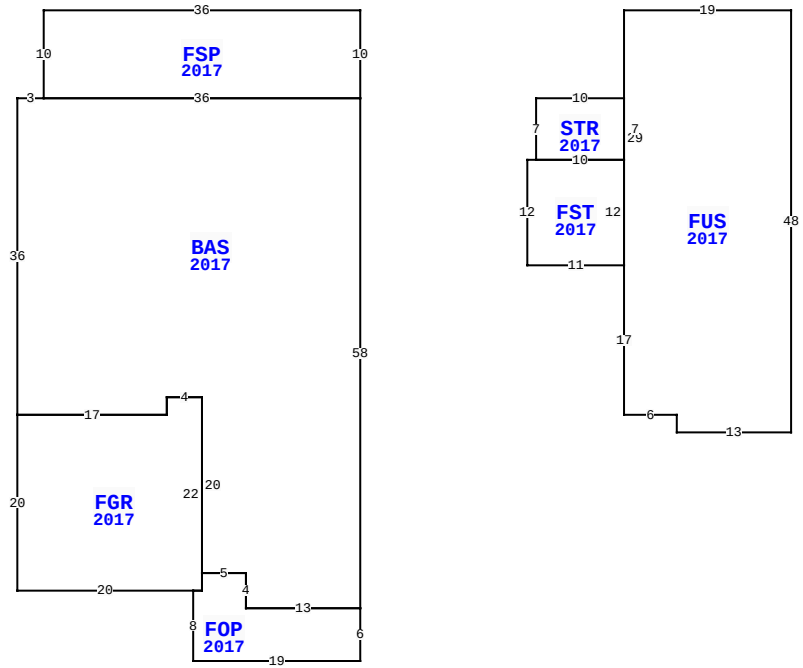
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	25	MOD METAL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,772	100	2017	1,772	240,547
FGR	428	55	2017	235	31,901
FOP	136	30	2017	41	5,566
FSP	360	40	2017	144	19,548
FST	132	55	2017	73	9,909
FUS	900	100	2017	900	122,174
STR	70	10	2017	7	950
TOTALS	3,798			3,172	430,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,172	106.0760	140.02	444,143	2017	2017	0	0	0	3.05	96.95

1 SNGL FAM – 100% - 2018 Heated Area: 2672 HX Base Yr 2018



85229 CHAMPLAIN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		430,597
TOTAL MARKET OB/XF VALUE		62,145
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		567,742
SOH/AGL Deduction		217,666
ASSESSED VALUE		350,076
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		299,354
TOTAL JUST VALUE		567,742
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011419	SCRN RM	10,500	11/19/2020
20003276	SWIM POOL	54,000	06/09/2020
17011574	CO ISSUED	0	12/29/2017
17007157	NEW CONSTR	332,553	08/08/2017
17007787	ALUM WAL UNDER	0	01/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2169/0292	12/29/2017	SW	Q	I	01	335,900
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: THORNTON MATTHEW A						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

BUILDING NOTES

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	824.00	SF	10.00	10.00	100	2017	2017	3	96	7,910	
2	0462	ST/AL FNC	0	100	222	4	888.00	SF	10.00	10.00	100	2018	2018	3	84	7,459	
3	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2018	2018	3	92	828	
4	0861	POOL GUNIT	0	100	0	0	323.00	SF	85.00	85.00	100	2020	2020	3	90	24,710	
5	0911	SCRN RM A	0	100	36	25	900.00	SF	17.50	17.50	100	2020	2020	3	86	13,545	
6	0855	CONC PAVER	0	100	0	0	785.00	SF	10.00	10.00	100	2020	2020	3	98	7,693	

BUILDING DIMENSIONS

FSP=[YR=2017] W36 S10 BAS=[YR=2017] W3 S36 FGR=[YR=2017] S20 E20 FOP=[YR=2017] S8 E19 N6 W13 N4 W5 S2 W1$ E1 N22 W4 S2 W17$ E17 N2 E4 S20 E5 S4 E13 N58 W36$ E36 N10$ PTR=[YR=2017] E30 FUS=[YR=2017] E19 S48 W13 N2 W6 N17 FST=[YR=2017] W11 N12E1 STR=[YR=2017] N7 E10 S7 W10$ E10S12 $ N29$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 62,145

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	000100	C	RES	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 11/02/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS