

HEATH CHRISTOPHER J & PEGGE A
85269 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0018-0000

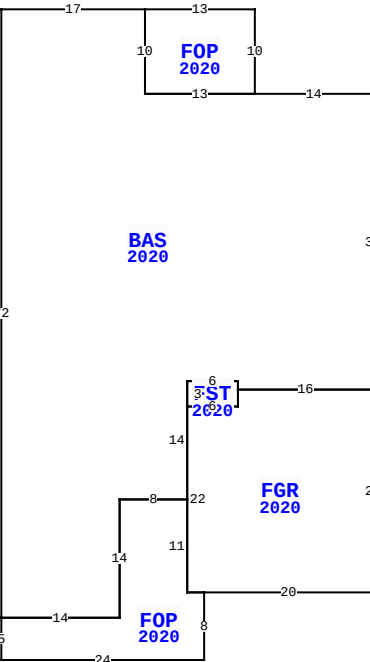
BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall Roof Structur03HARDIE BRD 100 GABLE/HIP 100
Roof Cover03COMP SHNGL 100 DRYWALL 100
Interior Wall05DRYWALL 100 LVT/LAMNT 60
Interior Floor13LVT/LAMNT 60 CARPET 40
Air Condition Heating Type14CENTRAL 100 AIR DUCTED 100
Bedrooms Bathrooms Frame3 100 2.5 100 WOOD FRAME 100
Stories Units Occupancy1. 1. 100 0 100 NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4085.00
AREATYPETOTALGROSSAREA PCTOFBASEYEARTOTADJASUBAREAMARKETVALUE
BAS2,18610020202,186300,696
FGR51655202028439,066
FOP130302020395,364
FST238302020719,766
FST18552020101,376
TOTALES3,0882,590356,269

MARKET ADJUSTMENTS

TYPEDMDLEFF.AREATOTADJPTEFF.BASERATEREPL.COSTNEWAYBEYBECONEFNCTNORM%COND
0900012,590105.7920139.65361,69420202020001.5098.50
1 SNGL FAM - 100% - 2023Heated Area: 2186HX Base Yr 2023



BLDDATEXFDATEINCDATE
06/13/2023MLU

NASSAU COUNTY PROPERTY VALUATION SUMMARY
VALUATION BY STANDARD
Tax Group: 4 Tax Dist:
BUILDING MARKET VALUE356,269
TOTAL MARKET OB/XF VALUE8,114
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE439,383
SOH/AGL Deduction8,066
ASSESSED VALUE431,317
TOTAL EXEMPTION VALUE HX HB50,722
BASE TAXABLE VALUE380,595
TOTAL JUST VALUE439,383
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE422,274

SAMPLE PERMIT DATA TABLE

SALES DATA
OFF RECORD Number DATE TYPE INST Q U I V RSN CD SALE PRICE
2388/16518/28/2020SWQI01333,900
GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: HEATH CHRISTOPHER J
2089/096612/16/2016SWUV376,730,600
GRANTOR: AW VENTURE II LLC
GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2020] W14 FOP=[YR=2020] N10 W13 S10 E13\$ W13 N10 W17 S72 FOP=[YR=2020] S5 E24 N8 FGR=[YR=2020] E20 N24 W16 FST=[YR=2020] S2 W6 N3 E6 S1 \$ S2 W6 S22 E2\$ W2 N11 W8 S14 W14\$ E14 N14 E8 N14 E6 S1 E16 N35\$.

LAND DESCRIPTION TOTAL OB/XF 8,114

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTSLT UNIT TYPE DTDPHT FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV
1 000135 C RES NATURAL 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 01/27/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS