LOT 20
HAMPTON LAKES #2 PBK 8/165

COPES ZACHARY A & ADRIENNE MARIE
1168 CATALINA DR
HONOLULU, HI 96818

2025

24-2N-27-0721-0020-0000

BUILDING CHARACTERISTICS

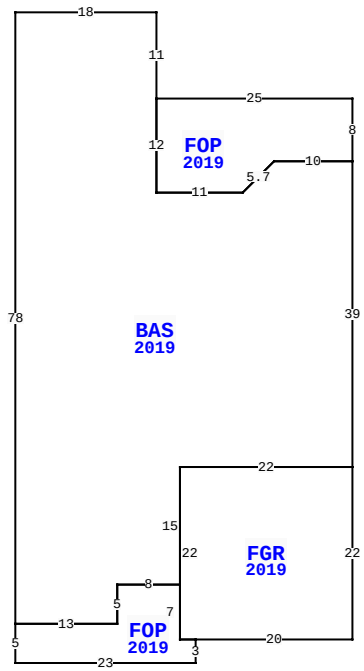
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	2019	2,347	318,858
FGR	484	55	2019	266	36,138
FOP	151	30	2019	45	6,113
FOP	252	30	2019	76	10,325
TOTALS	3,234			2,734	371,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,734	105.0240	138.63	379,014	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2021 Heated Area: 2347 HX Base Yr 2021



85277 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		371,434
TOTAL MARKET OB/XF VALUE		6,266
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		452,700
SOH/AGL Deduction		123,653
ASSESSED VALUE		329,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,325
TOTAL JUST VALUE		452,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000753	CO ISSUED	0	01/27/2020
19006012	NEW CONSTR	321,752	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2353/0950	3/27/2020	SW	Q	I	01	341,800
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: COPES ZACHARY A & 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

BUILDING DIMENSIONS

FOP=[YR=2019] W25 BAS=[YR=2019] N11 W18 S78 FOP=[YR=2019] S5 E23 N3 FGR=[YR=2019] E20 N22 W22 S22 E2$ W2 N7 W8 S5 W13$ E13 N5 E8 N15 E22 N39 W10 D4 L4 W11 N12$ S12 E11 U4 R4 E10 N8$.

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	606.00	SF	10.00	10.00	100	2019	2019	3	97	5,878	
2	0855	CONC PAVER	0	100	0	0	40.00	SF	10.00	10.00	100	2019	2019	3	97	388	

LAND DESCRIPTION

TOTAL OB/XF 6,266

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 01/22/2020 BY DJ Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS