

LOT 21
IN OR 2240/372
HAMPTON LAKES #2 PBK 8/165

MERCIER JOHN A & GAYLE E
85301 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0021-0000



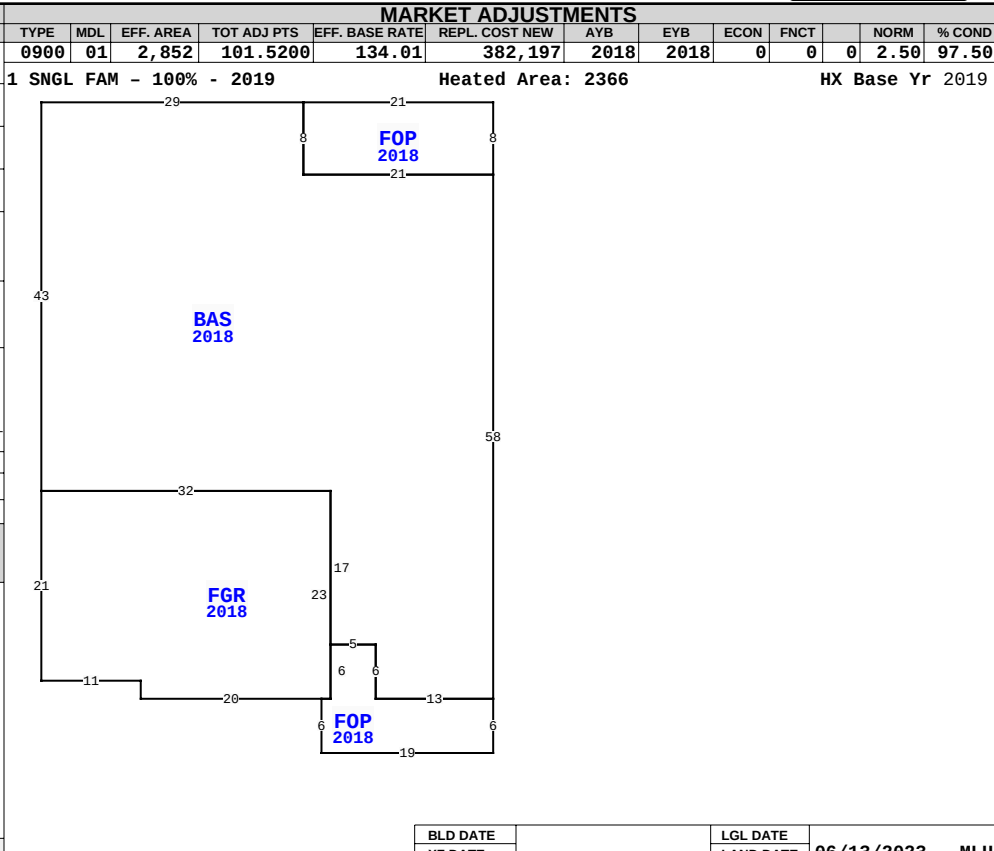
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,366	100	2018	2,366	309,141
FGR	714	55	2018	393	51,349
FOP	144	30	2018	43	5,618
FOP	168	30	2018	50	6,533
TOTALS	3,392			2,852	372,642

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,151.00	SF	10.00	10.00	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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT	



85301 CHAMPLAIN DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
11,165											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			372,642
TOTAL MARKET OB/XF VALUE			11,165
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			458,807
SOH/AGL Deduction			163,560
ASSESSED VALUE			295,247
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			244,525
TOTAL JUST VALUE			458,807
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			440,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011662	CO ISSUED	0	11/27/2018
18004659	NEW CONSTR	324,264	05/08/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2240/0372	11/28/2018	SW	Q	I	02	297,400	
GRANTOR: AVH NORTH FLORIDA LLC							
GRANTEE: MERCIER JOHN A & GA							
2089/0966	12/16/2016	SW	U	V	37	6,730,600	
GRANTOR: AW VENTURE II LLC							
GRANTEE: AVH NORTH FLORIDA L							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2018] W21 BAS=[YR=2018] W29 S43 FGR=[YR=2018] S21 E11 S2 E20 FOP=[YR=2018] S6 E19 N6 W13 N6 W5 S6 W1\$ E1 N23 W32\$ E32 S17 E5 S6 E13 N58 W21 N8\$ S8 E21 N8\$.											