

BENTON CHARLES III & MARCA L
85317 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0024-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

3103HARDIE BRD 100
GABLE/HIP 100

Roof Cover
Interior Wall

0305COMP SHNGL 100
DRYWALL 100

Interior Floo
Interior Floo

1114CLAY TILE 50
CARPET 50

Air Condition
Heating Type

0304CENTRAL 100
AIR DUCTED 100

Bedrooms
Bathrooms
Frame

3 100
2.5 100
02WOOD FRAME 100

Stories
Units
Occupancy

1.
0
001. 100
0 100
NONE 100

Quality

03Quality Level 03

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4085.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,96410020181,964288,576
FGR42655201823434,382
FOP146302018446,465
FSP112402018456,612

TOTALS2,6482,287336,035

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,287114.1700150.70344,65120182018002.5097.50

1 SNGL FAM - 100% - 2019Heated Area: 1964HX Base Yr 2019

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE336,035
TOTAL MARKET OB/XF VALUE12,049
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE423,084
SOH/AGL Deduction151,265
ASSESSED VALUE271,819
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE221,097
TOTAL JUST VALUE423,084
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE407,034

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2205/17266/22/2018SWQI02266,800

GRANTOR: AVH NORTH FLORIDA LLC
GRANTEE: BENTON CHARLES III
2089/096612/16/2016SWU V 376,730,600
GRANTOR: AW VENTURE II LLC
GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 FSP=[YR=2018] W14 S8 E14 N8\$ S8 W14 S58
FOP=[YR=2018] S6 E19 N8 FGR=[YR=2018] E20 N21 W18 S5 W3 S16
E1\$ W1 N4 W5 S6 W13\$ E13 N6 E5 N12 E3N5 E18 N43\$.

EXTRA FEATURES

85317 CHAMPLAIN DR, FERNANDINA BEACH

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10855CONC PAVER010000712.00SF10.0010.00100201820183976,906
20462ST/AL FNC01001024408.00SF10.0010.00100201820183843,427
30463FENCE GATE0100002.00UT300.00300.0010020182018392552
40855CONC PAVER0100158120.00SF10.0010.00100201820183971,164

LAND DESCRIPTION

TOTAL OB/XF12,049

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESS100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000