LOT 26
IN OR 2392/1561
HAMPTON LAKES #2 PBK 8/165

NEVILLE DAVID A & ALICIA A
85325 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0026-0000

BUILDING CHARACTERISTICS

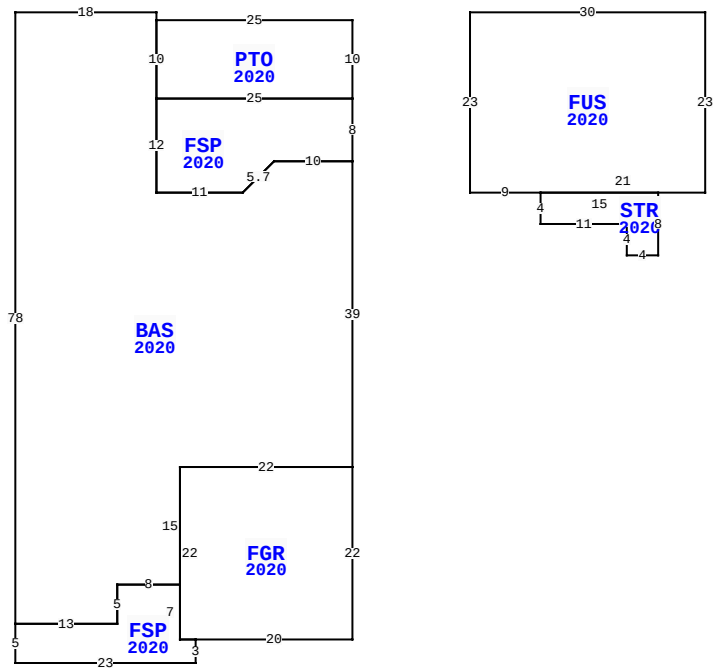
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,347	100	2020	2,347	303,216
FGR	484	55	2020	266	34,366
FSP	151	40	2020	60	7,752
FSP	252	40	2020	101	13,048
FUS	690	100	2020	690	89,143
PTO	250	5	2020	12	1,550
STR	76	10	2020	8	1,033
TOTALS	4,250			3,484	450,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,484	99.3600	131.16	456,961	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 3037 HX Base Yr 2021



85325 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		450,107
TOTAL MARKET OB/XF VALUE		10,398
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		535,505
SOH/AGL Deduction		148,658
ASSESSED VALUE		386,847
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,125
TOTAL JUST VALUE		535,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003097	CO ISSUED	0	04/09/2020
20001618	SCRN ENCL	4,000	03/02/2020
19006009	NEW CONSTR	408,405	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/1561	9/14/2020	SW	Q	I	01	388,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: NEVILLE DAVID 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

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	677.00	SF	10.00	10.00	100	2020	2020	3	98	6,635	
2	0911	SCRN RM A	0	100	25	10	250.00	SF	17.50	17.50	100	2020	2020	3	86	3,763	

BUILDING DIMENSIONS

BAS=[YR=2020;ORIG=-25,0] W18 S78 E13 N5 E8 N15 E22 N39 W10 D4L4 W11 N12 N10 N1 $
FUS=[YR=2020;ORIG=15,0] S23 E9 E21 N23 W30 $
FGR=[YR=2020;ORIG=-20,80] E20 N22 W22 S22 E2 $
FSP=[YR=2020;ORIG=0,19] N8 W25 S12 E11 U4R4 E10 $
PTO=[YR=2020;ORIG=0,1] W25 S10 E25 N10 $
FSP=[YR=2020;ORIG=-43,78] S5 E23 N3 W2 N7 W8 S5 W13 $
STR=[YR=2020;ORIG=24,23] S4 E11 S4 E4 N8 W15 $
PTR=[ORIG=0,0] E15 W15 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,398

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	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 03/19/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS