LOT 27
IN OR 2209/963
HAMPTON LAKES #2 PBK 8/165

PICKERILL CHARLES E & KAREN R
85329 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0027-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

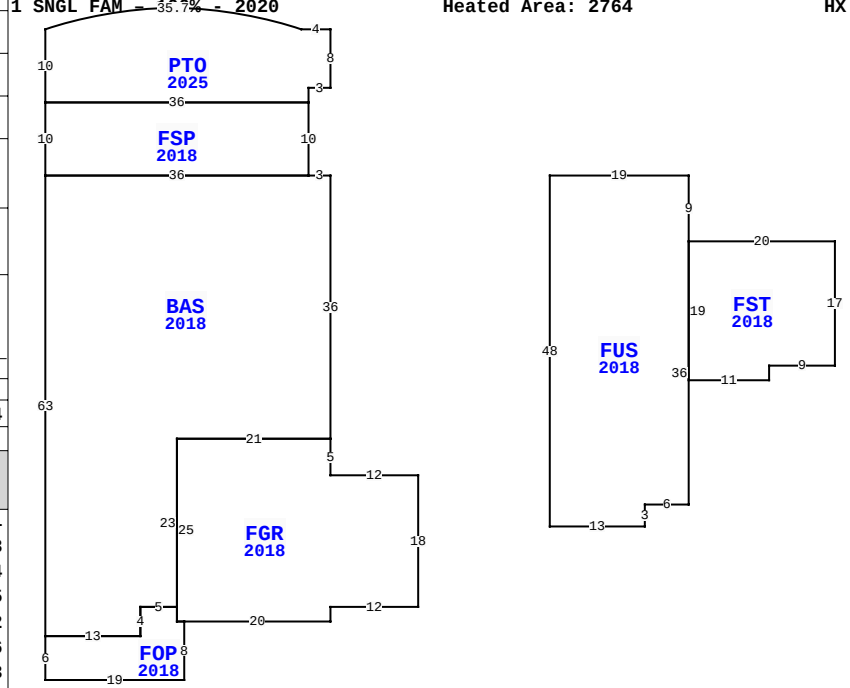
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2018	1,870	251,481
FGR	741	55	2018	408	54,868
FOP	136	30	2018	41	5,514
FSP	360	40	2018	144	19,365
FST	362	55	2018	199	26,762
FUS	894	100	2018	894	120,226
PTO	453	5	2025	23	3,093
TOTALS	4,816			3,579	481,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,579	104.4900	137.93	493,651	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM - 35.7% - 2020 Heated Area: 2764 HX Base Yr 2020



85329 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		481,310
TOTAL MARKET OB/XF VALUE		12,959
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		569,269
SOH/AGL Deduction		155,189
ASSESSED VALUE		414,080
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		363,358
TOTAL JUST VALUE		569,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		543,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006738	CO ISSUED	0	06/29/2018
18001621	NEW CONSTR	385,251	02/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2209/0963	6/29/2018	SW	Q	I	02	430,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PICKERILL CHARLES E						
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

BAS=[YR=2018;ORIG=0,0] W3 W36 S63 E13 N4 E5 N23 E21 N36 $
FUS=[YR=2018;ORIG=30,0] E19 S9 S36 W6 S3 W13 N48 $
FGR=[YR=2018;ORIG=-20,61] E20 N2 E12 N18 W12 N5 W21 S25 E1 $
FST=[YR=2018;ORIG=49,9] E20 S17 W9 S2 W11 N19 $
FSP=[YR=2018;ORIG=-3,0] N10 W36 S10 E36 $
PTO=[YR=2025;ORIG=-3,-10] W36 N10 E35G38 E4 S8 W3 S2 $
FOP=[YR=2018;ORIG=-39,63] S6 E19 N8 W1 N2 W5 S4 W13 $
PTR=[YR=2018;ORIG=0,0] E30 W30 $
.

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	1,336.00	SF	10.00	10.00	100	2018	2018	3	97	12,959	

LAND DESCRIPTION

TOTAL OB/XF 12,959

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 04/25/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS