LOT 28
IN OR 2236/796
HAMPTON LAKES #2 PBK 8/165

GAMBARDELLA DOMENICK &/CABALLERO PATRICIA A
85333 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

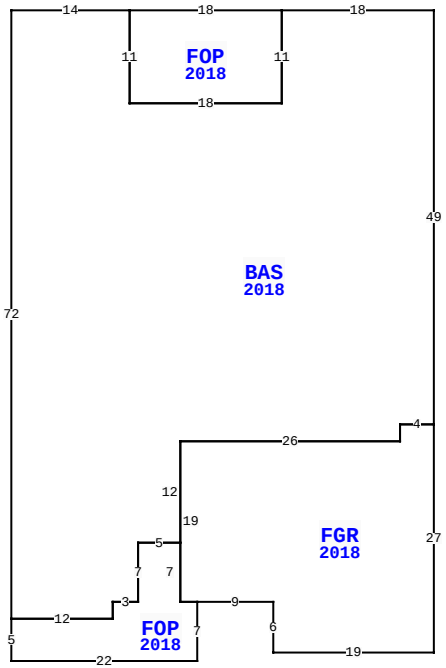
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,713	100	2018	2,713	389,317
FGR	692	55	2018	381	54,674
FOP	165	30	2018	50	7,175
FOP	198	30	2018	59	8,467
TOTALS	3,768			3,203	459,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,203	111.5000	147.18	471,418	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2713 HX Base Yr 2019



85333 CHAMPLAIN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		459,633
TOTAL MARKET OB/XF VALUE		42,747
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		577,380
SOH/AGL Deduction		214,285
ASSESSED VALUE		363,095
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,373
TOTAL JUST VALUE		577,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011186	CO ISSUED	0	11/07/2018
18009765	ADDITION	27,963	09/25/2018
18006973	SWIM POOL	51,300	07/10/2018
18004551	NEW CONSTR	361,368	05/04/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2236/0796	11/07/2018	SW	Q	I	02	469,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GAMBARDELLA DOMENIC						
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] W18 FOP=[YR=2018] W18 S11 E18 N11$ S11 W18 N11 W14 S72 FOP=[YR=2018] S5 E22 N7 FGR=[YR=2018] E9 S6 E19 N27 W4 S2 W26 S19 E2$ W2 N7 W5 S7 W3 S2 W12$ E12 N2 E3 N7 E5 N12 E26 N2 E4 N49$.

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	1,178.00	SF	10.00	10.00	100	2018	2018	3	97	11,427	
2	0861	POOL GUNIT	0	100	0	0	185.00	SF	85.00	85.00	100	2018	2018	3	84	13,209	
3	0845	KOOL DECK	0	100	0	0	565.00	SF	7.25	7.25	100	2018	2018	3	97	3,973	
4	0911	SCRN RM A	0	100	0	0	750.00	SF	17.50	17.50	100	2018	2018	3	78	10,238	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	78	3,900	

LAND DESCRIPTION

TOTAL OB/XF 42,747

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