LOT 29
HAMPTON LAKES #2 PBK 8/165

HARRIS ANDREW REV TRUST/HARRIS ANDREW TRUSTEE
85337 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0029-0000

BUILDING CHARACTERISTICS

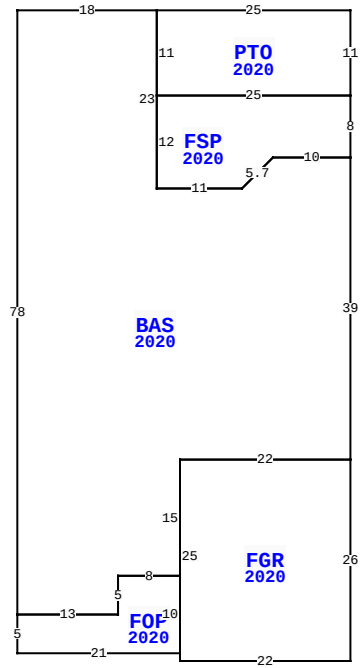
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,347	100	2020	2,347	328,113
FGR	572	55	2020	315	44,037
FOP	145	30	2020	44	6,151
FSP	252	40	2020	101	14,120
PTO	275	5	2020	14	1,957
TOTALS	3,591			2,821	394,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,821	107.5200	141.93	400,385	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 0 Heated Area: 2347 HX Base Yr



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

85337 CHAMPLAIN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	394,379
TOTAL MARKET OB/XF VALUE	9,999
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	479,378
SOH/AGL Deduction	28,769
ASSESSED VALUE	450,609
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	450,609
TOTAL JUST VALUE	479,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	460,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002838	CO ISSUED	0	02/28/2020
19009601	SCRN ENCL	4,000	11/21/2019
19005600	NEW CONSTR	325,845	07/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1285	5/22/2020	SW	Q	I	01	365,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HARRIS ANDREW REV T						
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

PTO=[YR=2020] W25 BAS=[YR=2020] W18 S78 FOP=[YR=2020] S5 E21 FGR=[YR=2020] S1 E22 N26 W22 S25$ N10 W8 S5 W13$ E13 N5 E8 N15 E22 N39FSP=[YR=2020] N8 W25 S12 E11 U4 R4 E10$ W10 L4 D4 W11 N23$ S11 E25 N11$.

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	0	0	0	598.00	SF	10.00	10.00	100	2020	2020	3	98	5,860	
2	0911	SCRN RM A	0	0	11	25	275.00	SF	17.50	17.50	100	2020	2020	3	86	4,139	

LAND DESCRIPTION

TOTAL OB/XF 9,999

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 10/26/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS