LOT 31
IN OR 2252/1622
HAMPTON LAKES #2 PBK 8/165

RUDD RICHARD ALAN JR & KATINA
85345 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

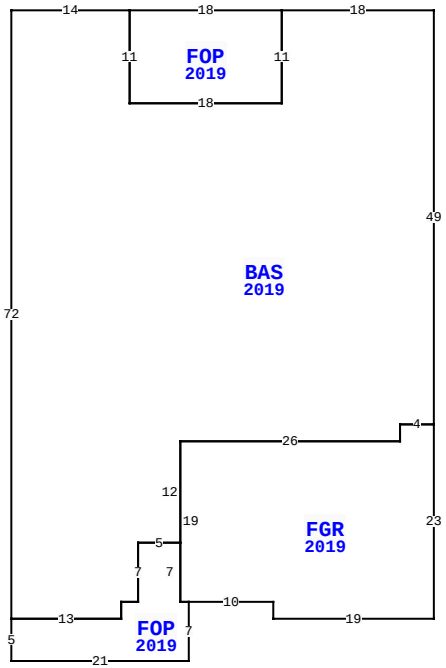
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	2,715	100	2019	2,715	374,174
FGR	616	55	2019	339	46,721
FOP	156	30	2019	47	6,478
FOP	198	30	2019	59	8,131
TOTALS	3,685			3,160	435,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,160	106.5360	140.63	444,391	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 2715 HX Base Yr 2020



85345 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		435,503
TOTAL MARKET OB/XF VALUE		10,515
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		521,018
SOH/AGL Deduction		194,331
ASSESSED VALUE		326,687
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		275,965
TOTAL JUST VALUE		521,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900868	CO ISSUED	0	01/29/2019
18008933	NEW CONSTR	357,687	08/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2252/1622	1/29/2019	SW	Q	I	01	328,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: RUDD RICHARD ALAN J						
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=2019] W18 FOP=[YR=2019] W18 S11 E18 N11$ S11 W18 N11 W14 S72 FOP=[YR=2019] S5 E21 N7 FGR=[YR=2019] E10 S2 E19 N23 W4 S2 W26 S19 E1$ W1 N7 W5 S7 W2 S2 W13$ E13 N2 E2 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	1,084.00	SF	10.00	10.00	100	2019	2019	3	97	10,515	

LAND DESCRIPTION

TOTAL OB/XF 10,515

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 04/10/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS