LOT 32
HAMPTON LAKES #2 PBK 8/165

BLALOCK MICHAEL L & DANNA F
85349 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0032-0000

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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

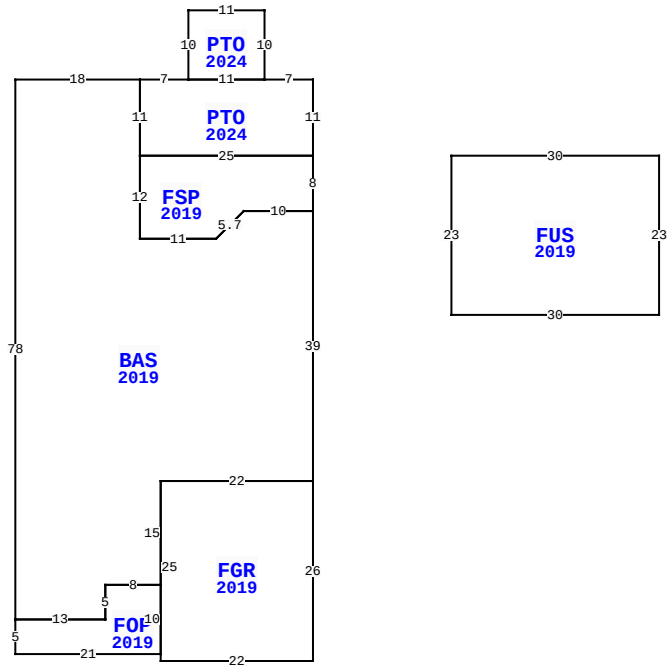
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	2019	2,347	310,140
FGR	572	55	2019	315	41,626
FOP	145	30	2019	44	5,814
FSP	252	40	2019	101	13,347
FUS	690	100	2019	690	91,179
PTO	110	5	2024	6	793
PTO	275	5	2024	14	1,850
TOTALS	4,391			3,517	464,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,517	102.1500	134.84	474,232	2019	2019	0	0	0	2.00	98.00

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



85349 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		464,747
TOTAL MARKET OB/XF VALUE		17,435
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		557,182
SOH/AGL Deduction		147,621
ASSESSED VALUE		409,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		358,839
TOTAL JUST VALUE		557,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000323	ADDITION	8,941	01/09/2023
19005288	CO ISSUED	0	05/21/2019
18011570	NEW CONSTR	406,787	11/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2277/1684	5/24/2019	SW	Q	I	01	346,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: BLALOCK MICHAEL L &						
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	580.00	SF	10.00	10.00	100	2019	2019	3	97	5,626	
2	0462	ST/AL FNC	0	100	0	0	600.00	SF	10.00	10.00	100	2024	2023		98	5,880	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0912	SCRN RM G	0	100	11	25	275.00	SF	20.00	20.00	100	2024	2023		97	5,335	

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=-25,0] N11 W18 S78 E13 N5 E8 N15 E22 N39 W10 D4L4 W11 N12 $
FUS=[YR=2019;ORIG=20,0] E30 S23 W30 N23 $
FGR=[YR=2019;ORIG=-22,72] S1 E22 N26 W22 S25 $
FSP=[YR=2019;ORIG=0,0] W25 S12 E11 U4R4 E10 N8 $
FOP=[YR=2019;ORIG=-43,67] S5 E21 N10 W8 S5 W13 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2024;ORIG=-25,-11] E7 E11 E7 S11 W25 N11 $
PTO=[YR=2024;ORIG=-18,-11] E11 N10 W11 S10 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,435

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 07/20/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS