LOT 33
HAMPTON LAKES #2 PBK 8/165

WATSON LYNDA GADDY
85353 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0033-0000

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

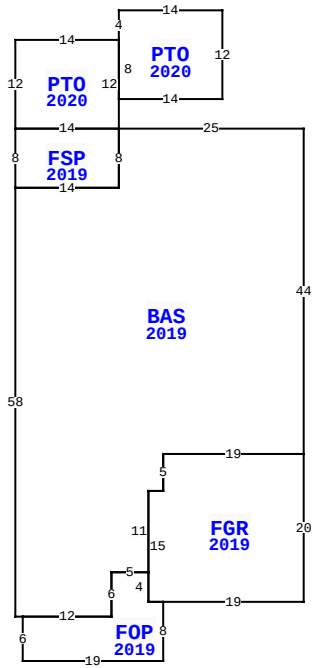
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	2019	1,980	288,654
FGR	410	55	2019	226	32,948
FOP	148	30	2019	44	6,414
FSP	112	40	2019	45	6,560
PTO	168	5	2020	8	1,166
PTO	168	5	2020	8	1,166
TOTALS	2,986			2,311	336,908

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,311	112.7000	148.76	343,784	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 1980 HX Base Yr 2020



85353 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		336,908
TOTAL MARKET OB/XF VALUE		9,628
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		421,536
SOH/AGL Deduction		159,187
ASSESSED VALUE		262,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		211,627
TOTAL JUST VALUE		421,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010912	SOLAR PANELS	44,179	11/09/2020
20009278	SCRN RM	6,399	10/05/2020
19009526	CO ISSUED	0	09/10/2019
1902853	NEW CONSTR	269,375	05/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2305/1358	9/13/2019	SW	Q	I	02	321,100
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: WATSON LYNDA GADDY						
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] W25 FSP=[YR=2019] W14 S8 E14 N8$ PTO=[YR=2020] N12 PTO=[YR=2020] N4 E14 S12 W14 N8$ W14 S12 E14$ S8 W14 S58 E1 FOP=[YR=2019] S6 E19 N8 FGR=[YR=2019] E19 N20 W19 S5 W2 S15 E2$ W2 N4 W5 S6 W12$ E12 N6 E5 N11 E2 N5 E19 N44$.

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	680.00	SF	10.00	10.00	100	2019	2019	3	97	6,596	
2	0855	CONC PAVER	0	100	0	0	52.00	SF	10.00	10.00	100	2019	2019	3	97	504	
3	0911	SCRN RM A	0	100	14	12	168.00	SF	17.50	17.50	100	2020	2020	3	86	2,528	

LAND DESCRIPTION

TOTAL OB/XF 9,628

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 03/08/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS