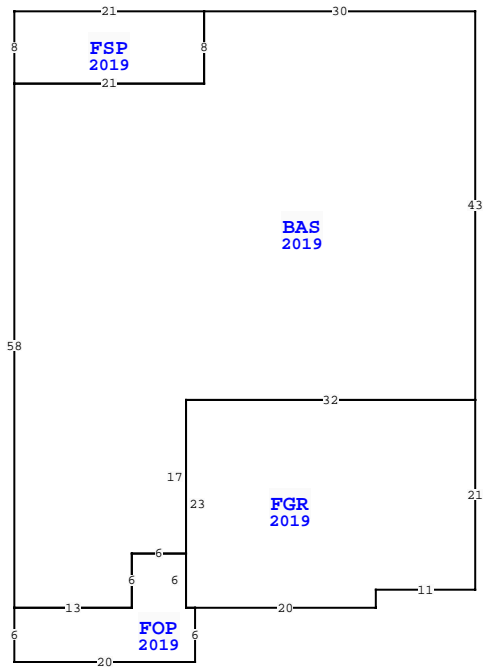


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,426	100	2019
FGR	714	55	2019
FOP	156	30	2019
FSP	168	40	2019
TOTALS	3,464		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,933	108.8520	143.68	421,413	2019	2019	0	0	2.00	98.00
1 SNGL FAM - 100% - 2020 Heated Area: 2426 HX Base Yr 2020											



VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		412,985
TOTAL MARKET OB/XF VALUE		7,639
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		495,624
SOH/AGL Deduction		158,486
ASSESSED VALUE		337,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		286,416
TOTAL JUST VALUE		495,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012862	CO ISSUED	0	12/19/2019
19005828	NEW CONSTR	334,666	07/10/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2329/0591	12/27/2019	SW	Q	I	01	312,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: GIBSON STEPHEN M &						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR: AW VENTURE II LLC						
GRANTEE: AVH NORTH FLORIDA L						

EXTRA FEATURES															BLD DATE		LGL DATE	
L N	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	INC DATE	AG DATE
1	0911	SCRN RM A	0 100	21	10	210.00	UT	17.50	17.50	100	2019	2019	3	82	3,014			
2	0810	CONCRETE A	0 100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	97	151			
3	0812	CONCRETE C	0 100	0	0	1,153.00	SF	4.00	4.00	100	2019	2019	3	97	4,474			
TOTALS															7,639			

BUILDING NOTES									
85365 CHAMPLAIN DR, FERNANDINA BEACH									

BUILDING DIMENSIONS									
BAS=[YR=2019] W30 FSP=[YR=2019] W21 S8 E21 N8 S8 W21 S58 FOP=[YR=2019] S6 E20 N6 FGR=[YR=2019] E20 N2 E11 N21 W32 S23 E1 S W1 N6 W6 S6 W13 E13 N6 E6 N17 E32 N43 S.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							