LOT 38
HAMPTON LAKES #2 PBK 8/165

PUTZ ROBERT W & JANET
85373 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0038-0000

BUILDING CHARACTERISTICS

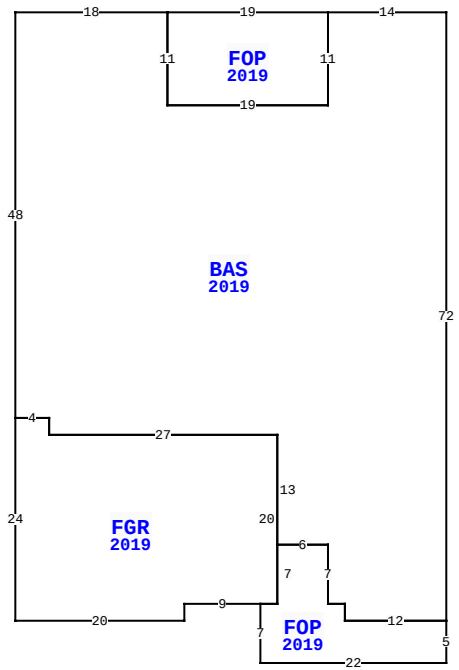
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,715	100	2019	2,715	350,714
FGR	668	55	2019	367	47,408
FOP	172	30	2019	52	6,717
FOP	209	30	2019	63	8,138
TOTALS	3,764			3,197	412,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,197	99.9120	131.88	421,620	2019	2019	0	0	0	2.05	97.95

1 SNGL FAM – 100% - 2021 Heated Area: 2715 HX Base Yr 2021



85373 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		412,977
TOTAL MARKET OB/XF VALUE		11,029
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		499,006
SOH/AGL Deduction		136,826
ASSESSED VALUE		362,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,458
TOTAL JUST VALUE		499,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19013101	CO ISSUED	0	12/31/2019
19004831	NEW CONSTR	369,227	06/07/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/0025	1/10/2020	SW	Q	I	01	332,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PUTZ ROBERT W & JAN						
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] W14 FOP=[YR=2019] W19 S11 E19 N11$ S11 W19 N11 W18 S48 FGR=[YR=2019] S24 E20 N2 E9 FOP=[YR=2019] S7 E22 N5 W12 N2 W2 N7 W6 S7 W2$ E2 N20 W27 N2 W4$ E4 S2 E27 S13 E6 S7 E2 S2 E12 N72$.

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	24.00	SF	10.00	10.00	100	2019	2019	3	97	233	
2	0855	CONC PAVER	0	100	0	0	1,113.00	SF	10.00	10.00	100	2019	2019	3	97	10,796	

LAND DESCRIPTION

TOTAL OB/XF 11,029

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 01/22/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS