LOT 82
HAMPTON LAKES #2 PBK 8/165

MAHAN WESLEY S JR & JUDY A
85362 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0082-0000

BUILDING CHARACTERISTICS

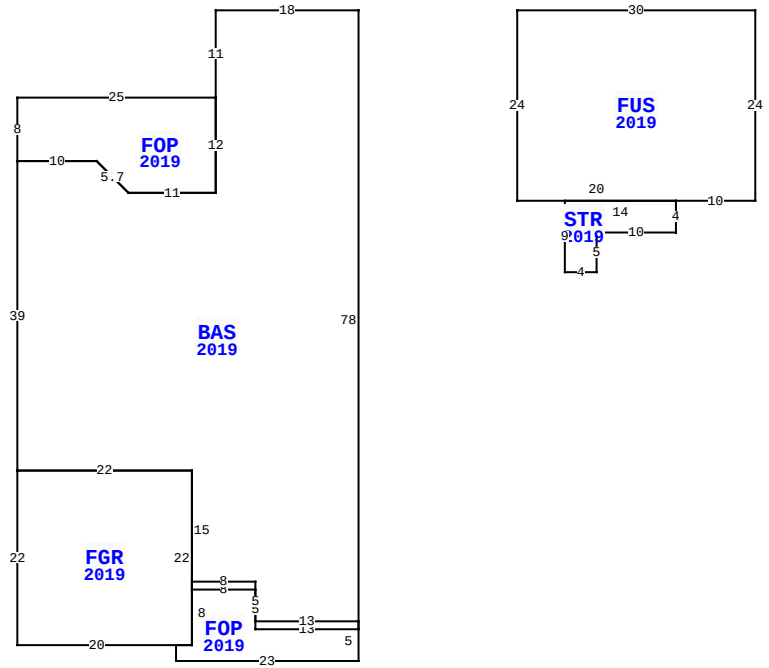
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,347	100	2019	2,347	317,017
FGR	484	55	2019	266	35,930
FOP	149	30	2019	45	6,078
FOP	252	30	2019	76	10,266
FUS	720	100	2019	720	97,253
STR	76	10	2019	8	1,081
TOTALS	4,028			3,462	467,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,462	104.4200	137.83	477,167	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 3067 HX Base Yr 2020



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

85362 CHAMPLAIN DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		467,624
TOTAL MARKET OB/XF VALUE		6,247
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		548,871
SOH/AGL Deduction		203,655
ASSESSED VALUE		345,216
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		294,494
TOTAL JUST VALUE		548,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006456	CO ISSUED	0	06/18/2019
19000815	NEW CONSTR	402,532	01/25/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/1812	6/24/2019	SW	Q	I	02	353,200
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MAHAN WESLEY S JR &						
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	644.00	SF	10.00	10.00	100	2019	2019	3	97	6,247	

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S11 FOP=[YR=2019] W25 S8 E10 D4 R4 E11 N12$ S12 W11 U4 L4 W10 S39 FGR=[YR=2019] S22 E20 FOP=[YR=2019] S2 E23 N5 W13 N5 W8 S8 W2$ E2 N22 W22$ E22 S15 E8 S5 E13 N78$ PTR=E20 FUS=[YR=2019] E30 S24 W10 STR=[YR=2019] S4 W10 S5 W4 N9 E14$ W20 N24$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,247

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	000134	C	RES POND	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 07/23/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS