LOT 84
HAMPTON LAKES #2 PBK 8/165

CLOUD RONALD B & JENNIFER C
85354 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0084-0000

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 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

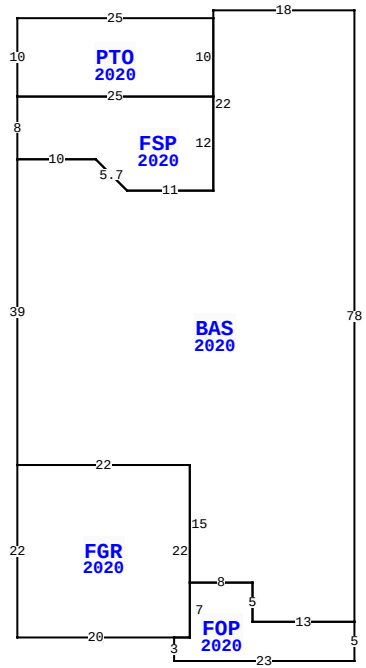
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,347	100	2020	2,347	354,468
FGR	484	55	2020	266	40,174
FOP	151	30	2020	45	6,797
FSP	252	40	2020	101	15,254
PTO	250	5	2020	12	1,812
TOTALS	3,484			2,771	418,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,771	116.1600	153.33	424,877	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2347 HX Base Yr 2021



85354 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		418,504
TOTAL MARKET OB/XF VALUE		10,064
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		503,568
SOH/AGL Deduction		135,554
ASSESSED VALUE		368,014
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		317,292
TOTAL JUST VALUE		503,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001727	CO ISSUED	0	02/25/2020
19009953	SCRN ENCL	4,000	12/09/2019
19008886	NEW CONSTR	321,752	08/19/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0108	4/02/2020	SW	Q	I	01	355,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: CLOUD RONALD B & JE						
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=2020] W18 S1 PTO=[YR=2020] W25 S10 FSP=[YR=2020] S8 E10 R4 D4 E11 N12 W25$ E25 N10$ S22 W11 L4 U4 W10 S39 FGR=[YR=2020] S22 E20 FOP=[YR=2020] S3 E23 N5 W13 N5 W8 S7 W2$ E2 N22 W22$ E22 S15 E8 S5 E13 N78$.

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	643.00	SF	10.00	10.00	100	2020	2020	3	98	6,301	
2	0911	SCRN RM A	0	100	10	25	250.00	SF	17.50	17.50	100	2020	2020	3	86	3,763	

LAND DESCRIPTION

TOTAL OB/XF 10,064

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 10/26/2020 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS