LOT 88
HAMPTON LAKES #2 PBK 8/165

HILL PETER B & BARBARA J
85332 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0088-0000

BUILDING CHARACTERISTICS

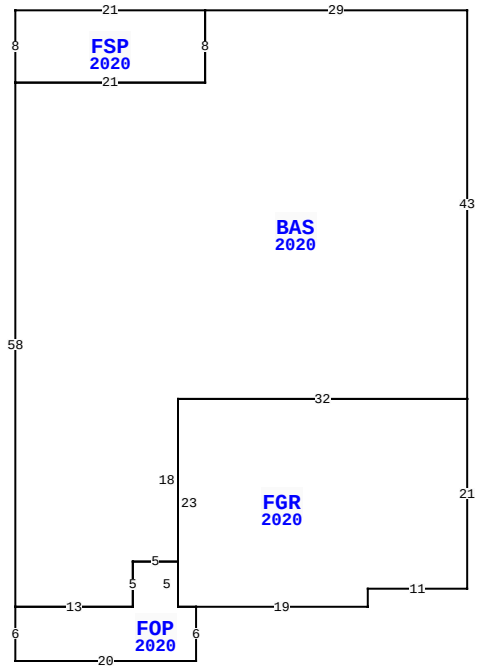
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2020	2,371	335,555
FGR	714	55	2020	393	55,619
FOP	145	30	2020	44	6,227
FSP	168	40	2020	67	9,483
TOTALS	3,398			2,875	406,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,875	108.8520	143.68	413,080	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2371 HX Base Yr 2021



85332 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		406,884
TOTAL MARKET OB/XF VALUE		24,020
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		505,904
SOH/AGL Deduction		132,982
ASSESSED VALUE		372,922
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		322,200
TOTAL JUST VALUE		505,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012889	SCRN ENCL	9,000	12/23/2020
20001105	CO ISSUED	0	02/06/2020
19004689	NEW CONSTR	334,666	06/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2352/0837	4/06/2020	SW	Q	I	01	351,600
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: HILL PETER B & BARB						
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] W29 FSP=[YR=2020] W21 S8 E21 N8$ S8 W21 S58
FOP=[YR=2020] S6 E20 N6 FGR=[YR=2020] E19 N2 E11 N21 W32 S23
E2$ W2 N5 W5 S5 W13$ E13 N5 E5 N18 E32 N43$.

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	1,170.00	SF	10.00	10.00	100	2020	2020	3	98	11,466	
2	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2021	2021	3	96	864	
3	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2021	2021	3	93	3,571	
4	0911	SCRN RM A	0	100	10	21	210.00	SF	17.50	17.50	100	2021	2021	3	90	3,308	
5	0855	CONC PAVER	0	100	0	0	486.00	SF	10.00	10.00	100	2021	2021	3	99	4,811	

LAND DESCRIPTION

TOTAL OB/XF 24,020

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 09/27/2021 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS