LOT 110
IN OR 2145/558
HAMPTON LAKES #2 PBK 8/165

MACCOLL A & DIANE E RODEN LVG TRUST/MACCOLL A TRUS
85254 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

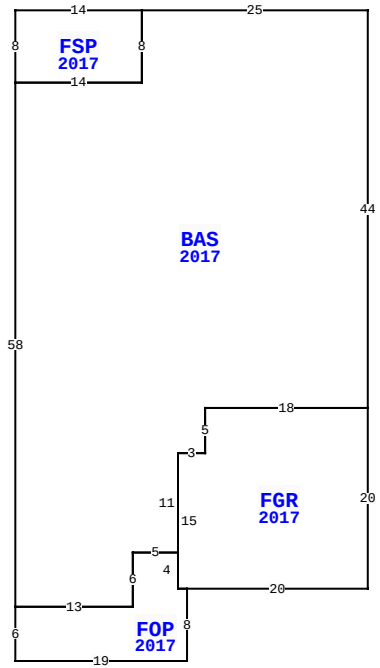
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	1,985	100	2017	1,985	296,654
FGR	405	55	2017	223	33,327
FOP	146	30	2017	44	6,576
FSP	112	40	2017	45	6,725
TOTALS	2,648			2,297	343,282

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,297	116.7180	154.07	353,899	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 1985 HX Base Yr 2018



85254 CHAMPLAIN DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,282
TOTAL MARKET OB/XF VALUE		4,073
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		422,355
SOH/AGL Deduction		161,956
ASSESSED VALUE		260,399
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		209,677
TOTAL JUST VALUE		422,355
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007843	CO ISSUED	0	08/30/2017
17003214	NEW CONSTR	250,320	04/12/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2145/0558	8/29/2017	SW	Q	I	02	273,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: MACCOLI LIVING TRUS						
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=2017;ORIG=0,-1] W25 S8 W14 S58 E13 N6 E5 N11 E3 N5 E18 N44 $
FGR=[YR=2017;ORIG=-20,63] E20 N20 W18 S5 W3 S15 E1 $
FOP=[YR=2017;ORIG=-39,65] S6 E19 N8 W1 N4 W5 S6 W13 $
FSP=[YR=2017;ORIG=-25,-1] W14 S8 E14 N8 $
.

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	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	2017	2017	3	96	4,073	

LAND DESCRIPTION

TOTAL OB/XF 4,073

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 04/26/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS