

LOT 112
IN OR 2222/1949
HAMPTON LAKES #2 PBK 8/165

BARTON JAMES D & SHARON S
85244 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0112-0000

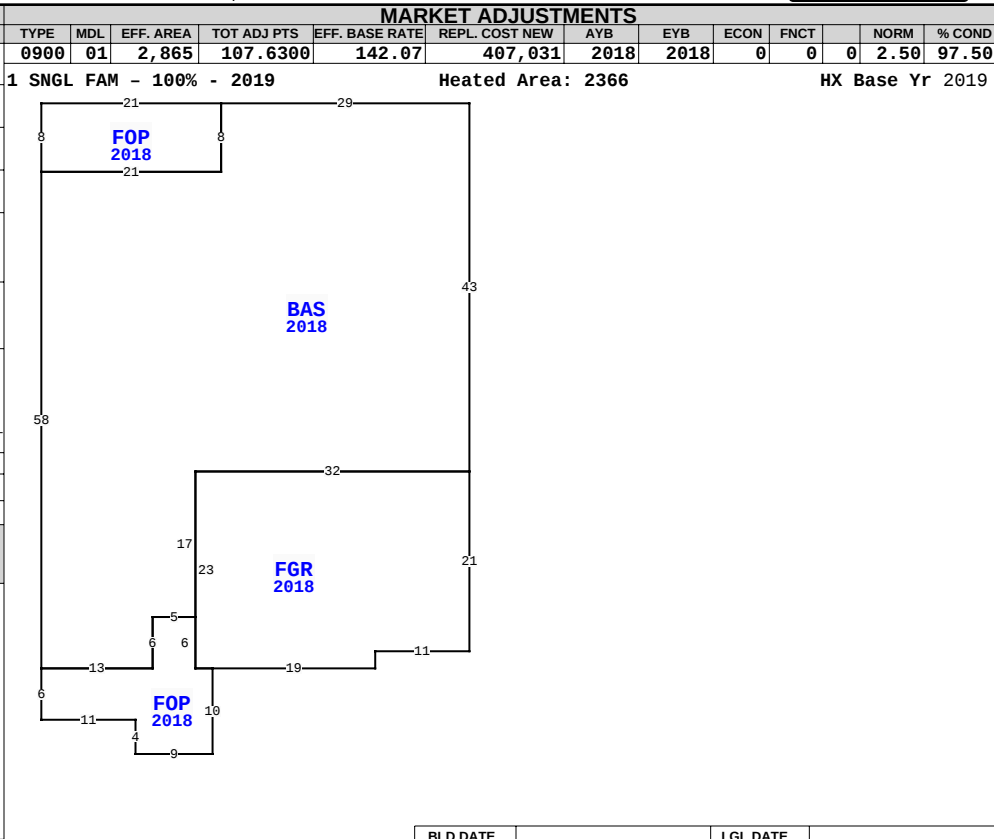


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,366	100	2018	2,366	327,735
FGR	714	55	2018	393	54,438
FOP	168	30	2018	50	6,926
FOP	186	30	2018	56	7,757
TOTALS	3,434			2,865	396,855

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	1,255.00	SF	6.50



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

LAND DESCRIPTION										TOTAL OB/XF 7,913									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										396,855									
TOTAL MARKET OB/XF VALUE										7,913									
TOTAL LAND VALUE - MARKET										75,000									
TOTAL MARKET VALUE										479,768									
SOH/AGL Deduction										182,183									
ASSESSED VALUE										297,585									
TOTAL EXEMPTION VALUE										50,722									
BASE TAXABLE VALUE										246,863									
TOTAL JUST VALUE										479,768									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										460,661									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008167	CO ISSUED	0	08/09/2018
17011541	NEW CONSTR	315,148	12/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2222/1949	9/07/2018	SW	Q	I	01	317,500
GRANTOR:AVH NORTH FLORIDA LLC						
GRANTEE:BARTON JAMES D & SH						
2089/0966	12/16/2016	SW	U	V	37	6,730,600
GRANTOR:AW VENTURE II LLC						
GRANTEE:AVH NORTH FLORIDA L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W29 FOP=[YR=2018] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2018] S6 E11 S4 E9 N10 FGR=[YR=2018] E19 N2 E11 N21 W32 S23 E2\$ W2 N6 W5 S6 W13\$ E13 N6 E5 N17 E32 N43\$.									