LOT 130
IN OR 2131/803
HAMPTON LAKES #2 PBK 8/165

PITTMAN MICHAEL D & TRACY P
158 GLENEAGLES DR
NICEVILLE, FL 32578

2025

24-2N-27-0721-0130-0000

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 50
Interior Floo	13	LVT/LAMNT 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

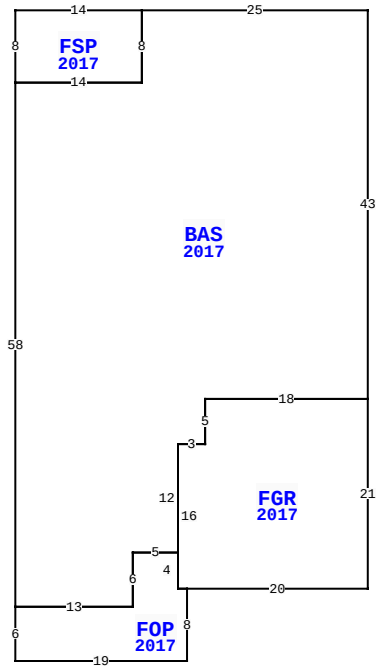
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,964	100	2017	1,964	289,572
FGR	426	55	2017	234	34,501
FOP	146	30	2017	44	6,487
FSP	112	40	2017	45	6,635
TOTALS	2,648			2,287	337,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,287	115.1500	152.00	347,624	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 0% - 2024 Heated Area: 1964 HX Base Yr



85212 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	337,195
TOTAL MARKET OB/XF VALUE	10,421
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	422,616
SOH/AGL Deduction	0
ASSESSED VALUE	422,616
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	422,616
TOTAL JUST VALUE	422,616
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	406,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005409	CO ISSUED	0	06/16/2017
1700819	ADDITION	5,780	03/01/2017
1700939	NEW CONSTR	245,058	02/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2131/0803	6/19/2017	SW	Q	I	01	274,500
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: PITTMAN MICHAEL D &						
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] W25 FSP=[YR=2017] W14 S8 E14 N8$ S8 W14 S58
FOP=[YR=2017] S6 E19 N8 FGR=[YR=2017] E20 N21 W18 S5 W3 S16
E1$ W1 N4 W5 S6 W13$ E13 N6 E5 N12 E3N5 E18 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	0	0	0	625.00	SF	10.00	10.00	100	2017	2017	3	96	6,000	
2	0462	ST/AL FNC	0	0	0	0	156.00	SF	10.00	10.00	100	2017	2017	3	81	1,264	
3	0911	SCRN RM A	0	0	14	10	140.00	SF	17.50	17.50	100	2017	2017	3	74	1,813	
4	0855	CONC PAVER	0	0	14	10	140.00	SF	10.00	10.00	100	2017	2017	3	96	1,344	

LAND DESCRIPTION

TOTAL OB/XF 10,421

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS