LOT 131
IN OR 2143/1904
HAMPTON LAKES #2 PBK 8/165

VALOCCHI MICHAEL F & CATHERINE S
85208 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0131-0000

BUILDING CHARACTERISTICS

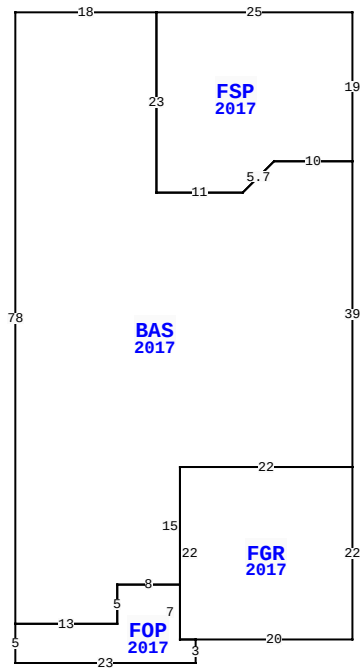
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2017	2,347	321,454
FGR	484	55	2017	266	36,432
FOP	151	30	2017	45	6,163
FSP	527	40	2017	211	28,899
TOTALS	3,509			2,869	392,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,869	106.9720	141.20	405,103	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2347 HX Base Yr 2018



85208 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		392,950
TOTAL MARKET OB/XF VALUE		11,216
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		479,166
SOH/AGL Deduction		179,051
ASSESSED VALUE		300,115
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,393
TOTAL JUST VALUE		479,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		460,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007695	CO ISSUED	0	08/25/2017
17002827	REMODEL	12,966	04/04/2017
B1700164	NEW CONSTR	0	01/13/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2143/1904	8/25/2017	SW	Q	I	02	317,700
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: VALOCCHI MICHAEL F						
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

FSP=[YR=2017] W25 BAS=[YR=2017] W18 S78 FOP=[YR=2017] S5 E23 N3 FGR=[YR=2017] E20 N22 W22 S22 E2$ W2 N7 W8 S5 W13$ E13 N5 E8 N15 E22 N39 W10 D4 L4 W11 N23$ S23 E11 U4 R4 E10 N19$.

EXTRA FEATURES

L N	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	611.00	SF	10.00	10.00	100	2017	2017	3	96	5,866	
2	0910	SCRN RM L	0	100	25	10	250.00	SF	15.00	15.00	100	2018	2018	3	78	2,925	
3	0855	CONC PAVER	0	100	25	10	250.00	SF	10.00	10.00	100	2018	2018	3	97	2,425	

LAND DESCRIPTION

TOTAL OB/XF 11,216

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 04/09/2019 BY TW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS