LOT 132
IN OR 2158/735
HAMPTON LAKES #2 PBK 8/165

SONNATI JOSEPHINE E
85204 CHAMPLAIN DR
FERNANDINA BEACH, FL 32034

2025

24-2N-27-0721-0132-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

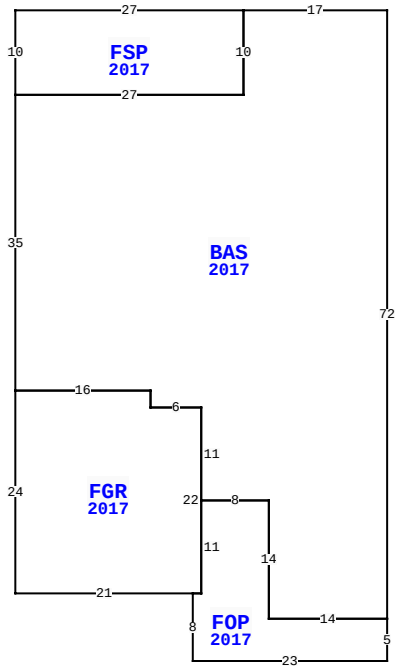
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4085.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,204	100	2017	2,204	305,906
FGR	516	55	2017	284	39,418
FOP	230	30	2017	69	9,577
FSP	270	40	2017	108	14,990
TOTALS	3,220			2,665	369,891

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	108.9600	143.83	383,307	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 2204 HX Base Yr 2018



85204 CHAMPLAIN DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		369,891
TOTAL MARKET OB/XF VALUE		3,739
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		448,630
SOH/AGL Deduction		272,020
ASSESSED VALUE		176,610
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		120,888
TOTAL JUST VALUE		448,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		430,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009795	CO ISSUED	0	11/03/2017
B1700899	NEW CONSTR	283,916	02/06/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2158/0735	11/09/2017	SW	Q	I	01	295,000
GRANTOR: AVH NORTH FLORIDA LLC						
GRANTEE: SONNATI ROBERT T &						
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=0,0] W17 S10 W27 S35 E16 S2 E6 S11 E8 S14 E14 N72 $
FGR=[YR=2017;ORIG=-44,45] S24 E21 E1 N22 W6 N2 W16 $
FSP=[YR=2017;ORIG=-17,0] W27 S10 E27 N10 $
FOP=[YR=2017;ORIG=-23,69] S8 E23 N5 W14 N14 W8 S11 W1 $
.

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	749.00	SF	5.20	5.20	100	2017	2017	3	96	3,739	

LAND DESCRIPTION

TOTAL OB/XF 3,739

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 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