

BOAN CHAD AUSTIN & LAURA PARKER
85189 CHAMPLAIN DRIVE
FERNANDINA BEACH, FL 32034

24-2N-27-0721-0002-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION
Exterior Wall16WD FR STUC 80
Exterior Wall31HARDIE BRD 20
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 50
Interior Floo14CARPET 50
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms2.5 100

Frame02WOOD FRAME 100
Stories2. 100
Units0 100
Occupancy00NONE 100

Quality02Quality Level 02
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4085-00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS	1,138	100	2018	1,138	151,584
FGR	464	55	2018	255	33,966
FOP	158	30	2018	47	6,261
FSP	240	40	2018	96	12,787
FUS	1,593	100	2018	1,593	212,191
STR	42	10	2018	4	533

TOTALS	3,635			3,133	417,321
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND
0900013,13399.1990137.89432,00920182018003.4096.60
1 SNGL FAM 100% - 2019Heated Area: 2731HX Base Yr 2019

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

STANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUEDISTRICT TAXES
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET75,000
TOTAL MARKET VALUE492,321
SOH/AGL Deduction172,303
ASSESSED VALUE320,018
TOTAL EXEMPTION VALUEHX HB51,411
BASE TAXABLE VALUE268,607
TOTAL JUST VALUE492,321
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE497,688

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE SALE PRICE

2197/12285/18/2018SWQI01313,300

GRANTOR: AVH NORTH FLORIDA LLC

GRANTEE: BOAN CHAD AUSTIN &

2089/096612/16/2016SWUV376,730,600

GRANTOR: AW VENTURE II LLC

GRANTEE: AVH NORTH FLORIDA L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W16 FSP=[YR=2018] N10 W24 S10 E24\$ W24 S37
FOP=[YR=2018] S8 E20 N2 FGR=[YR=2018] E20 N22 W12 S2 W10
S20 E2\$ W2 N8 W5 S2 W13\$ E13 N2 E5 N12 E10 N2 E12 N21\$
PTR=[YR=2018] E30 FUS=[YR=2018] E39 S17 STR=[YR=2018] S3
W14 N3 E14\$ W14 S3 E14 S24 W6 S1 W15 N7 W6 S1 W12 N39\$ W30\$.

LAND DESCRIPTION

TOTAL OB/XF0

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTPH FACT% CONDTOT ADJU UNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESSALE YEAR DENSITYDECLFRZYR CONSRV

1 000100CRES100PUD0.000.001.00LT1.001.001.0075,000.0075,000.0075,000

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS