

LOT 358
IN OR 2197/630
NORTH HAMPTON PHASE 3 PB 7/16

SMITH ANTHONY C & MARY JUANITA
85042 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0358-0000



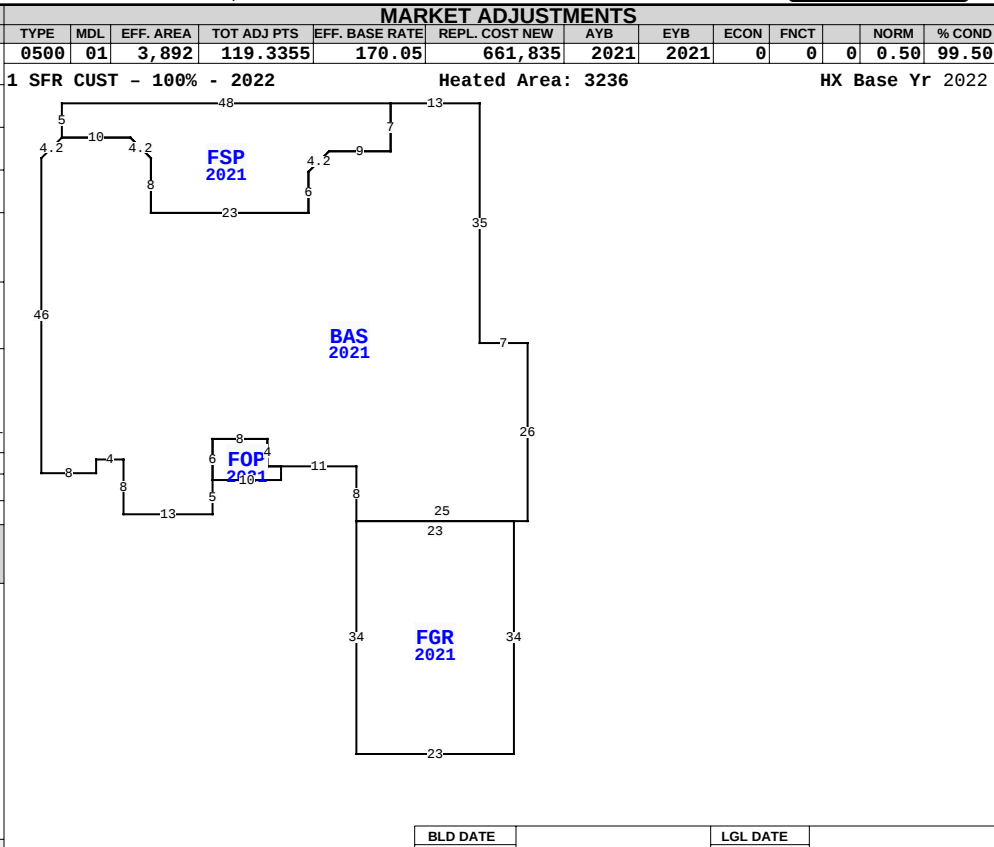
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100	3,236	547,531
FGR	782	55	430	72,756
FOP	52	30	16	2,707
FSP	526	40	210	35,532
TOTALS	4,596		3,892	658,526

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,674.00	SF	10.00	10.00	100	2021
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT	1.00



85042 NAPEAGUE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
21,590	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
127,500.00	127,500.00	127,500									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		658,526	
TOTAL MARKET OB/XF VALUE		21,590	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		807,616	
SOH/AGL Deduction		454,661	
ASSESSED VALUE		352,955	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		302,955	
TOTAL JUST VALUE		807,616	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		579,846	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008936	CO ISSUED	0	06/25/2021
20010926	NEW CONSTR	449,212	11/09/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2197/0630	5/14/2018	WD	Q	V	01
GRANTOR: GLEASON MARK & LISA					
GRANTEE: SMITH ANTHONY C & M					
2079/0408	10/21/2016	WD	Q	V	01
GRANTOR: TEICH JANICE G & FRED					
GRANTEE: GLEASON MARK & LISA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W13 FSP=[YR=2021] W48 S5 E10 R3 D3 S8 E23 N6 U3 R3 E9 N7\$ S7 W9 L3 D3 S6 W23 N8 U3 L3 W10 L3 D3 S46 E8 N2 E4 S8 E13 N5 FOP=[YR=2021] E10 N2 W2 N4 W8 S6\$ N6 E8 S4 E2 E11 S8 FGR=[YR=2021] S34 E23 N34 W23\$ E25 N26 W7 N35\$.											