LOT 367
IN OR 2118/1124
NORTH HAMPTON PHASE 3 PB 7/16

FASANO GARY S & CANDACE L
85210 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0367-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

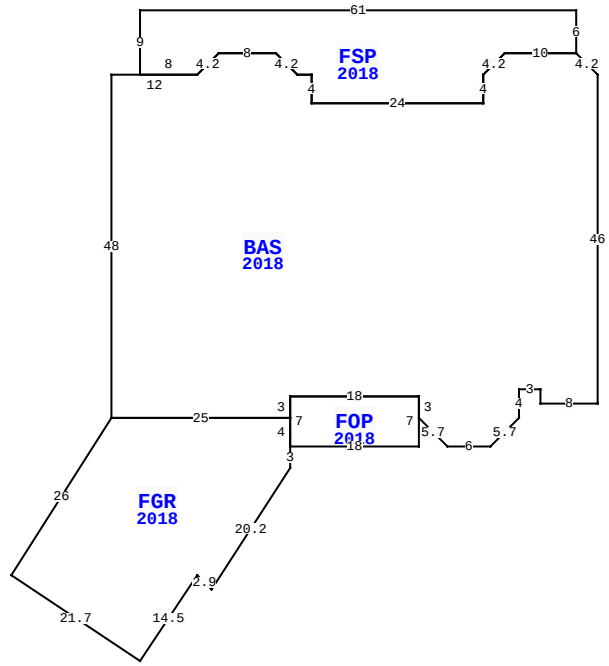
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	3,198	100	3,198	545,887
FGR	791	55	435	74,253
FOP	126	30	38	6,487
FSP	578	40	231	39,431
TOTALS	4,693		3,902	666,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,902	122.2335	174.18	679,650	2018	2018	0	0	0	2.00	98.00

1 SFR CUST – 100% - 2019 Heated Area: 3198 HX Base Yr 2019



85210 NAPEAGUE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		666,057
TOTAL MARKET OB/XF VALUE		20,659
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		814,216
SOH/AGL Deduction		439,284
ASSESSED VALUE		374,932
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		324,932
TOTAL JUST VALUE		814,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011495	CO ISSUED	0	11/16/2018
18004355	NEW CONSTR	421,973	04/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2118/1124	5/08/2017	WD	Q	V	02	85,000
GRANTOR: GOLSON COBB M III						
GRANTEE: FASANO GARY S & CAN						
1386/1950	2/06/2006	WD	U	I	21	100
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: GOLSON COBB M III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 FSP=[YR=2018] N6 W61 S9 E8 U3 R3 E8 D3 R3 E2 S4 E24 N4 U3 R3 E10$ W10 D3 L3 S4 W24 N4 W2 U3 L3 W8 D3 L3 W12 S48 FGR=[YR=2018] D22 L14 D12 R18 R8 U12 D2 R2 R11 U17 N3 FOP=[YR=2018] E18 N7 W18 S7$ N4 W25$ E25 N3 E18 S3 D4 R4 E6 U4 R4 N4 E3 S2 E8 N46$.

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	100	0	0	1,420.00	SF	10.00	10.00	100	2018	2018	3	98	13,916	
2	0855	CONC PAVER	0	100	0	0	610.00	SF	10.00	10.00	100	2018	2018	3	98	5,978	
3	1124	CB/STC 4"	0	100	14	4	56.00	SF	6.50	6.50	100	2018	2018	3	98	357	
4	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	2018	2018	3	98	408	

LAND DESCRIPTION

TOTAL OB/XF 20,659

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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/08/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS