



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		4 100
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

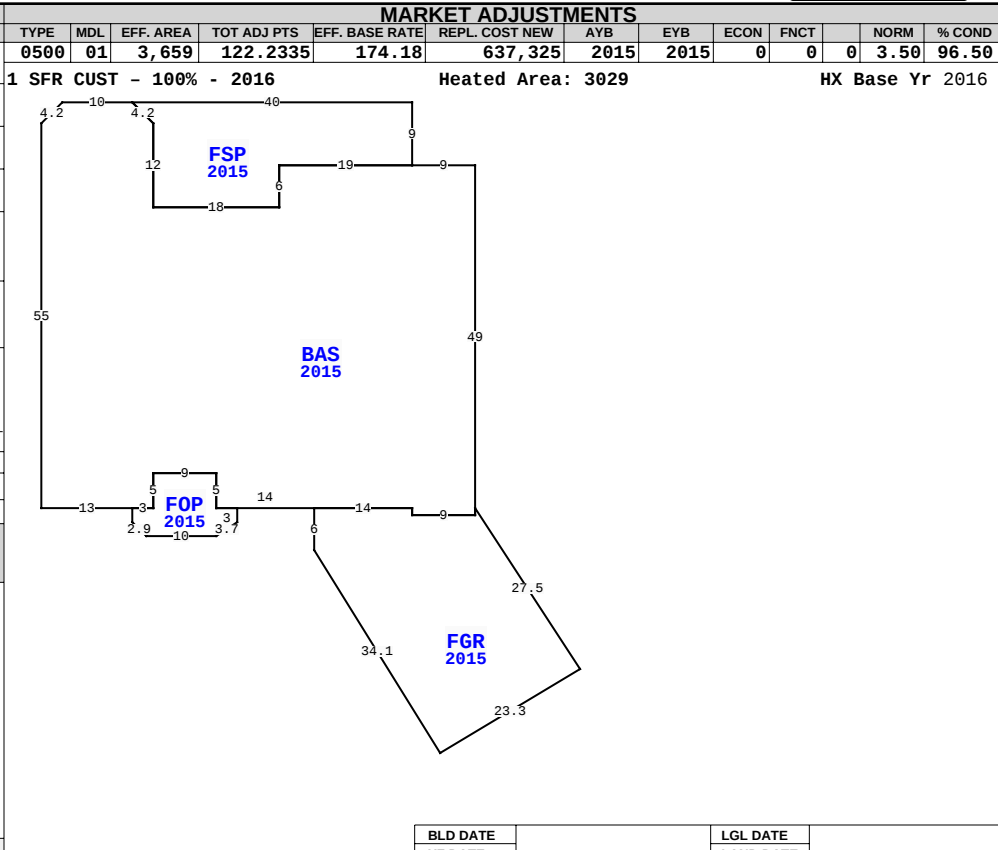
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,029	100	3,029	509,125
FGR	768	55	422	70,931
FOP	100	30	30	5,042
FSP	446	40	178	29,919
TOTALS	4,343		3,659	615,019

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	1,785.00	SF	10.00	10.00	100	2015	2015	3	96	17,136	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	74	3,700	
4	0861	POOL GUNIT	0 100	0	0	325.00	SF	85.00	85.00	100	2015	2015	3	81	22,376	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	74	1,480	
6	0855	CONC PAVER	0 100	0	0	275.00	SF	10.00	10.00	100	2015	2015	3	96	2,640	
7	0911	SCRN RM A	0 100	40	15	600.00	SF	17.50	17.50	100	2015	2015	3	74	7,770	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



85234 NAPEAGUE DR, FERNANDINA BEACH

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

TOTAL OB/XF 57,042

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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							

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		615,019
TOTAL MARKET OB/XF VALUE		57,042
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		799,561
SOH/AGL Deduction		429,264
ASSESSED VALUE		370,297
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		320,297
TOTAL JUST VALUE		799,561
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		556,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000969	SOLAR POOL HEATER	2,400	02/06/2020
B1632220	SCRN ENCLSRE	39,774	05/01/2016
B1530980	SWIM POOL	37,800	08/01/2015
B1529876	CO ISSUED	0	07/28/2015
B1529876	NEW CONSTR	381,925	01/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/1510	4/13/2021	LE U	I	I	11
GRANTOR: D'ALLEGRO ROBERT B & GRANTEE: D'ALLEGRO ROBERT S					SALE PRICE
1932/1230	8/14/2014	WD Q	V	01	67,900
GRANTOR: MYER MARY GAYNOR					
GRANTEE: D'ALLEGRO ROBERT B					

BUILDING NOTES					
BAS=[YR=2015] W9 FSP=[YR=2015] N9 W40 D3 R3 S12 E18 N6 E19\$ W19 S6 W18 N12 L3 U3 W10 D3 L3 S55 E13 FOP=[YR=2015] S2 D2 R2 E10 R3 U2 N2 W3 N5 W9 S5 W3\$ E3 N5 E9 S5 E14 FGR=[YR=2015] S6 D29 R18 R20 U12 L15 U23 S1 W9 N1 W14\$ E14 S1 E9 N1 N49 \$.					

BUILDING DIMENSIONS					
BAS=[YR=2015] W9 FSP=[YR=2015] N9 W40 D3 R3 S12 E18 N6 E19\$ W19 S6 W18 N12 L3 U3 W10 D3 L3 S55 E13 FOP=[YR=2015] S2 D2 R2 E10 R3 U2 N2 W3 N5 W9 S5 W3\$ E3 N5 E9 S5 E14 FGR=[YR=2015] S6 D29 R18 R20 U12 L15 U23 S1 W9 N1 W14\$ E14 S1 E9 N1 N49 \$.					