



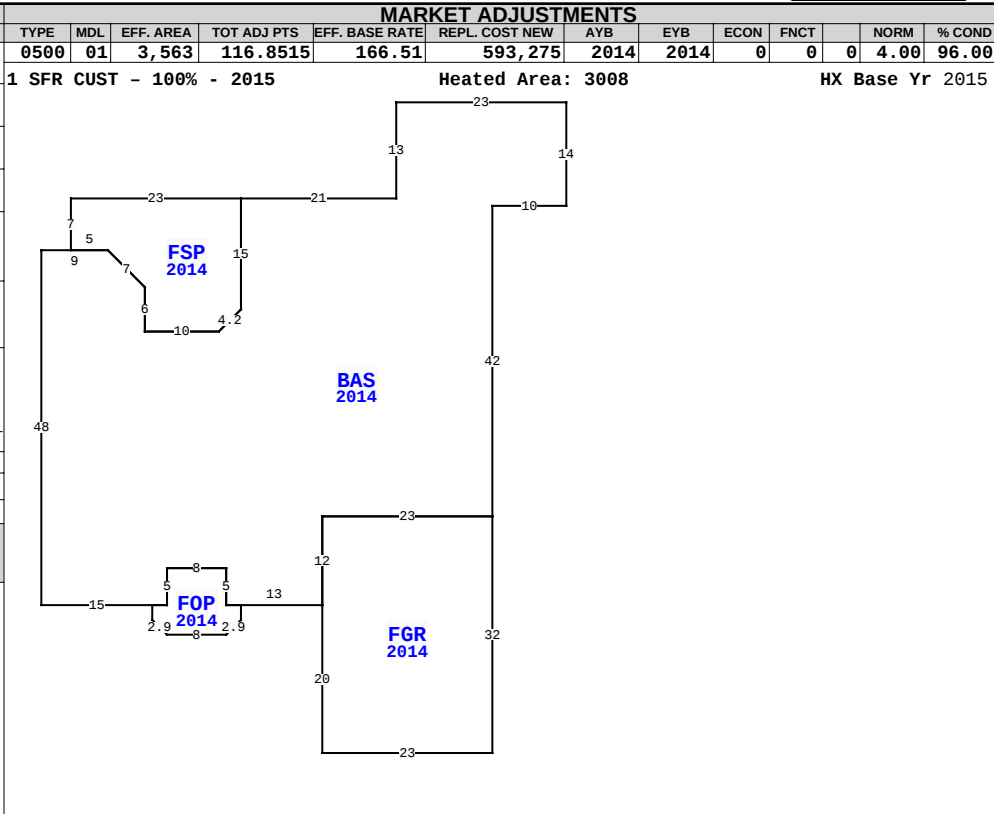
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	3,008	100	3,008	480,828
FGR	736	55	405	64,740
FOP	84	30	25	3,996
FSP	312	40	125	19,981

TOTALS	4,140		3,563	569,544
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,722.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	



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

TOTAL OB/XF											
85260 NAPEAGUE DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		569,544	
TOTAL MARKET OB/XF VALUE		13,105	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		710,149	
SOH/AGL Deduction		372,333	
ASSESSED VALUE		337,816	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		287,816	
TOTAL JUST VALUE		710,149	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		460,184	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328138	CO ISSUED	0	05/15/2014
B1328138	NEW CONSTR	370,311	12/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2634/1656	4/26/2023	WD Q	I	01	
GRANTOR: ANDERSON TIMOTHY A L/					SALE PRICE
GRANTEE: COBLE SAMUEL NEWLIN					
2293/0177	7/24/2019	QC U	I	11	500
GRANTOR: ANDERSON TIMOTHY A &					
GRANTEE: WICKHAM JAIME & SHA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W23 S13 W21 FSP=[YR=2014] W23 S7 E5 D5 R5 S6 E10 U3 R3 N15 \$ S15 D3 L3 W10N6 U5 L5 W9 S48 E15 FOP=[YR=2014] S2 R2 D2 E8 U2 R2 N2 W2 N5 W8 S5 W2 \$ E2 N5 E8 S5 E13 FGR=[YR=2014] S20 E23 N32 W23 S12 \$ N12 E23 N42 E10 N14 \$.											

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

TOTAL OB/XF											
13,105											

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							