LOT 377
IN OR 1467/250
NORTH HAMPTON PHASE 3 PB 7/16

WILLIS JOHN C III & VIRGINIA K
85225 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

**2023**

**12-2N-27-1460-0377-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

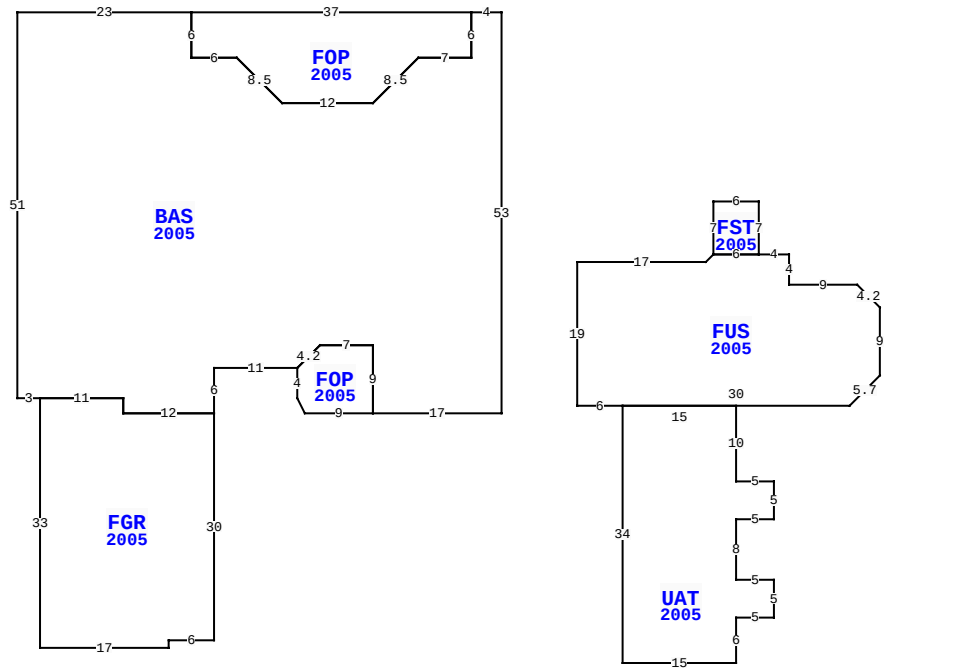
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 2,883 | 100 | 2,883 | 445,101 |
| FGR | 729 | 55 | 401 | 61,910 |
| FOP | 85 | 30 | 26 | 4,014 |
| FOP | 330 | 30 | 99 | 15,284 |
| FST | 42 | 55 | 23 | 3,551 |
| FUS | 722 | 100 | 722 | 111,468 |
| UAT | 560 | 10 | 56 | 8,646 |
| TOTALS | 5,351 | | 4,210 | 649,973 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 01 | 4,210 | 118.4040 | 168.73 | 710,353 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SFR CUST – 100% - 2007 Heated Area: 3605 HX Base Yr 2007




85225 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 | | 649,973 |
| TOTAL MARKET OB/XF VALUE | | 61,504 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 838,977 |
| SOH/AGL Deduction | | 396,761 |
| ASSESSED VALUE | | 442,216 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 387,216 |
| TOTAL JUST VALUE | | 838,977 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 562,781 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B21212 | POOL ENCLOSURE | 9,265 | 03/01/2008 |
| B21055 | SWIM POOL | 59,000 | 02/01/2008 |
| M09625 | OTHER | 0 | 04/01/2005 |
| P09123 | OTHER | 0 | 03/01/2005 |
| E14345 | ELEC OTHER | 2,000 | 02/01/2005 |
| R0507112 | REPAIR/RRF | 1,500 | 02/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1467/0250 | 12/21/2006 | WD | U | I | 19 | 850,000 |
| GRANTOR: WATSON CUSTOM HOMES I | | | | | | |
| GRANTEE: WILLIS JOHN C III & | | | | | | |
| 1278/0213 | 12/03/2004 | WD | U | V | 19 | 148,000 |
| GRANTOR: NORTH HAMPTON LLC | | | | | | |
| GRANTEE: WATSON CUSTOM HOMES | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W4 FOP=[YR=2005] W37S6E6 D6 R6 E12 U6 R6 E7N6$ S6W7 D6 L6 W12 U6 L6 W6N6W23S51E3 FGR=[YR=2005] S33E17N1E6N30W12N2W11$ E11S2 E12N6E11 FOP=[YR=2005] S4 D2 R1 E9N9 W7 D3 L3 $ U3 R3 E7S9E17N53$ PTR=E10S33 FUS=[YR=2005] S19E6 UAT=[YR=2005] S34E15N6E5N5W5N8E5N5W5 N10W15$ E30 U4 R4 N9 L3 U3 W9N4 W4 FST=[YR=2005] N7W6S7E6$ W6 D1 L1 W17$N33W10$.

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,667.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 87 | 14,503 | |
| 3 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 5,000.00 | 5,000.00 | 100 | 2008 | 2008 | 3 | 40 | 2,000 | |
| 4 | 0910 | SCRN RM L | 0 | 100 | 0 | 0 | 2,048.00 | SF | 15.00 | 15.00 | 100 | 2008 | 2008 | 3 | 40 | 12,288 | |
| 5 | 0861 | POOL GUNIT | 0 | 100 | 0 | 0 | 432.00 | SF | 85.00 | 85.00 | 100 | 2008 | 2008 | 3 | 56 | 20,563 | |
| 6 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 1,000.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 90 | 9,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 61,504

| 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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS