

LOT 379
IN OR 1975/488
NORTH HAMPTON PHASE 3 PB 7/16

EVANS DAVID R &/ENGEL KAREN J
85183 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0379-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
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

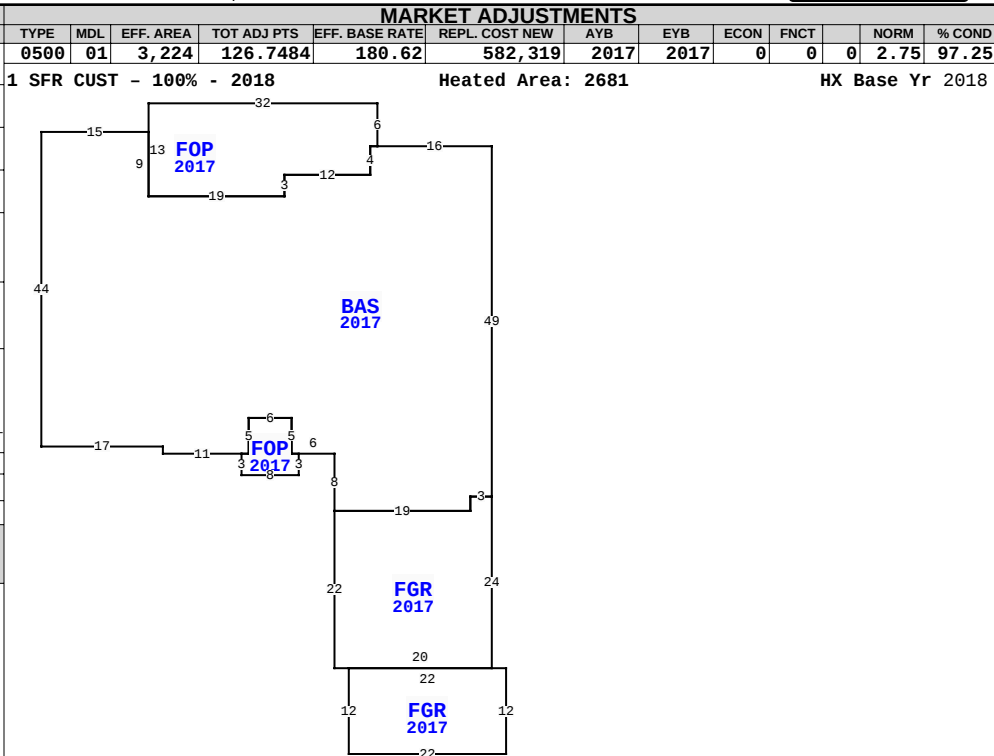
MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,681	100	2,681	470,925
FGR	264	55	145	25,470
FGR	490	55	270	47,426
FOP	54	30	16	2,811
FOP	373	30	112	19,673

TOTALS	3,862	3,224	566,305
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,312.00	SF	10.00
2	0861	POOL GUNIT	0	100	23	14	322.00	SF	85.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0910	SCRN RM L	0	100	0	0	864.00	SF	15.00
5	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00
6	0462	ST/AL FNC	0	100	198	4	792.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00



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

85183 NAPEAGUE DR, FERNANDINA BEACH

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	1,312.00	SF	10.00	10.00	100	2017	2017	3	97	12,726	
2	0861	POOL GUNIT	0	100	23	14	322.00	SF	85.00	85.00	100	2017	2017	3	87	23,812	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	98	1,960	
4	0910	SCRN RM L	0	100	0	0	864.00	SF	15.00	15.00	100	2017	2017	3	82	10,627	
5	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00	10.00	100	2017	2017	3	97	5,257	
6	0462	ST/AL FNC	0	100	198	4	792.00	SF	10.00	10.00	100	2017	2017	3	87	6,890	
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2017	2017	3	94	846	

TOTAL OB/XF	62,118
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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
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 SUMMARY										STANDARD		
VALUATION BY										Tax Group: 4		
BUILDING MARKET VALUE										Tax Dist:		
TOTAL MARKET OB/XF VALUE										566,305		
TOTAL LAND VALUE - MARKET										127,500		
TOTAL MARKET VALUE										755,923		
SOH/AGL Deduction										314,837		
ASSESSED VALUE										441,086		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										391,086		
TOTAL JUST VALUE										755,923		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										492,515		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008781	CO ISSUED	0	10/05/2017
17002567	NEW CONSTR	381,996	03/28/2017
17004838	SCRNENCLO	0	01/01/2017

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1975/0488	4/20/2015	WD	Q	V	02	92,500			
GRANTOR: BELL RANDALL A									
GRANTEE: EVANS DAVID R & KAR									
1374/1633	12/19/2005	WD	Q	V		170,000			
GRANTOR: NORTH HAMPTON LLC									
GRANTEE: BELL RANDALL A									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W16 FOP=[YR=2017] N6 W32 S13 E19 N3 E12 N4 E1\$ W1 S4 W12 S3 W19 N9 W15 S44 E17 S1 E11 FOP=[YR=2017] S3 E8 N3 W1 N5 W6 S5 W1\$ E1 N5 E6 S5 E6 S8 FGR=[YR=2017] S22 E2 FGR=[YR=2017] S12 E22 N12 W22\$ E20 N24 W3 S2 W19 \$ E19 N2 E3 N49\$.									