

LOT 383
IN OR 2140/495
NORTH HAMPTON PHASE 3 PB 7/16

MCKENNA GEORGE T & MARILYN D
85089 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0383-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 70
Interior Floor	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	2,994	100	2,994	522,715
FGR	723	55	398	69,486
FOP	91	30	27	4,714
FOP	235	30	70	12,221
FST	15	55	8	1,396

TOTALS 4,058 3,497 610,533

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 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2015 2015 3 97 3,395

2 0812 CONCRETE C 0 100 0 0 1,429.00 SF 4.00 4.00 100 2015 2015 3 96 5,487

3 1129 STONE 8" 0 100 0 0 22.00 SF 15.75 15.75 100 2015 2015 3 99 343

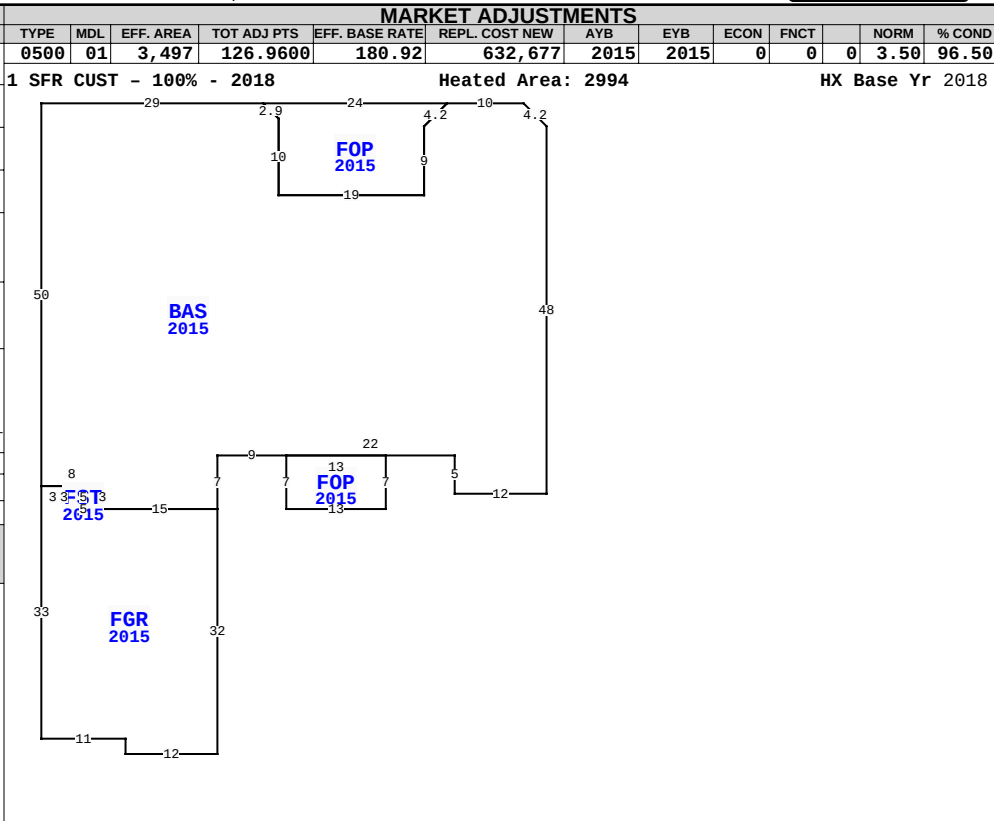
4 0911 SCRNM RM A 0 100 46 20 920.00 SF 17.50 17.50 100 2020 2020 3 93 14,973

5 0861 POOL GUNIT 0 100 30 14 420.00 SF 85.00 85.00 100 2020 2020 3 95 33,915

6 0857 SANDSTONE 0 100 0 0 500.00 SF 16.00 16.00 100 2020 2020 3 100 8,000

7 0855 CONC PAVER 0 100 0 0 260.00 SF 10.00 10.00 100 2020 2020 3 99 2,574

8 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2020 2020 3 93 1,860



85089 NAPEAGUE DR, FERNANDINA BEACH

BLD DATE 09/21/2015 KK LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY STANDARD

Tax Group: 4 Tax Dist:

BUILDING MARKET VALUE 610,533

TOTAL MARKET OB/XF VALUE 70,547

TOTAL LAND VALUE - MARKET 127,500

TOTAL MARKET VALUE 808,580

SOH/AGL Deduction 329,196

ASSESSED VALUE 479,384

TOTAL EXEMPTION VALUE HX HB 50,000

BASE TAXABLE VALUE 429,384

TOTAL JUST VALUE 808,580

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 545,669

REVIEW DATE 12/22/2020 BY NW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS