



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	12	HARDWOOD 50		
Interior Floor	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3.5 100		
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	2,334	100	2,334	353,928
FGR	818	55	450	68,238
FOP	150	30	45	6,824
FSP	372	40	149	22,595
FST	15	55	8	1,213
FUS	1,569	100	1,569	237,924
STR	72	10	7	1,062
TOTALS	5,330		4,562	691,782

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	4,562	110.2735	157.14	716,873	2015	2015	0	0	3.50	96.50
1 SFR CUST - 100% - 2019 Heated Area: 3903 HX Base Yr 2019											
BLD DATE	09/22/2015					KK	LGL DATE				
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		691,782	
TOTAL MARKET OB/XF VALUE		45,075	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		864,357	
SOH/AGL Deduction		350,949	
ASSESSED VALUE		513,408	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		463,408	
TOTAL JUST VALUE		864,357	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		575,329	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002794	SCRN ENCL	25,912	05/06/2020
B1530288	CO ISSUED	0	08/25/2015
B1530288	NEW CONSTR	487,139	04/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2373/1221	7/02/2020	WD U	I	I	11	100
GRANTOR: KAPLAN PAUL & CATHERI						
GRANTEE: KAPLAN FAMILY TRUST						
2244/1611	12/20/2018	WD Q	I	I	02	500,000
GRANTOR: JONES SHANEA D						
GRANTEE: KAPLAN PAUL & CATHE						

EXTRA FEATURES							85071 NAPEAGUE DR, FERNANDINA BEACH				INC DATE					AG DATE	
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF 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	0855	CONC PAVER	0	100	0	0	1,091.00	SF	10.00	10.00	100	2015	2015	3	96	10,474	
3	0855	CONC PAVER	0	100	0	0	173.00	SF	10.00	10.00	100	2015	2015	3	96	1,661	
4	0855	CONC PAVER	0	100	0	0	134.00	SF	10.00	10.00	100	2015	2015	3	96	1,286	
5	0855	CONC PAVER	0	100	0	0	18.00	SF	10.00	10.00	100	2015	2015	3	96	173	
6	0911	SCRN RM A	0	100	0	0	1,073.00	SF	17.50	17.50	100	2020	2020	3	93	17,463	
7	0855	CONC PAVER	0	100	0	0	1,073.00	SF	10.00	10.00	100	2020	2020	3	99	10,623	

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2015] W14 FSP=[YR=2015] N8 W37 S8 E16 S4 E19 N4 E2\$ W2 S4 W19 N4 W16 S18 FGR=[YR=2015] W15 S22 E12 S22 E23 N22 W11 S2 W9 N24\$ S24 E9 N2 E11 S11 E4 FOP=[YR=2015] S7 E21 N4 W3 U3 L3 N2 W8 S2 W7\$ E7 N2 E8 S2 D3 R3 E6 U3 R3 N51\$ PTR= E15 FUS=[YR=2015] E15 S20 E18 N6 FST=[YR=2015] E5 N3 W5 S3\$ N10 E2 N4 E16 S39 W6 S5 W5 N5 STR=[YR=2015] W4 N11 W3 N4 E7 S15\$ N15 W7 S4 W2 S16 W6 N5 W5 S1 W20 N40\$ W15\$.									

LAND DESCRIPTION										TOTAL OB/XF										45,075									
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												