

MALONEY LEE &/GIANELLI CAROLE
85035 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0386-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 16 WD FR STUC 100										0500 01 3,566 123.5790 176.10 627,973 2016 2016 0 0 3.00 97.00										Tax Group: 4 Tax Dist:									
Roof Structur 08 IRREGULAR 100										1 SFR CUST - 100% - 2017 Heated Area: 3008 HX Base Yr 2017										BUILDING MARKET VALUE 609,134									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 39,789									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 127,500									
Interior Floo 11 CLAY TILE 80																				TOTAL MARKET VALUE 776,423									
Interior Floo 14 CARPET 20																				SOH/AGL Deduction 350,001									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 426,422									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 376,422									
Bathrooms 3 100																				TOTAL JUST VALUE 776,423									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 543,687									
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																				PERMIT NUM DESCRIPTION AMT ISSUED									
DOR CODE 0100 SINGLE FAMILY																				B1530794 C0 ISSUED 0 02/19/2016									
MAP NUM MKT AREA 04																				B1531161 SWIM POOL 0 09/01/2015									
NEIGHBORHOOD/LOC 4043.00																				B1530794 NEW CONSTR 381,370 07/01/2015									
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,008 100 3,008 513,818																													
FGR 702 55 386 65,936																													
FOP 155 30 46 7,858																													
FOP 420 30 126 21,523																													
TOTALS 4,285 3,566 609,134																													
EXTRA FEATURES										85035 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																			
1 0811 CONCRETE B 0 100 0 0 1,173.00 SF 5.20 5.20 100 2016 2016 3 97 5,917																													
2 0861 POOL GUNIT 0 100 27 12 324.00 SF 85.00 85.00 100 2016 2016 3 84 23,134																													
3 0855 CONC PAVER 0 100 0 0 676.00 SF 10.00 10.00 100 2016 2016 3 97 6,557																													
4 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2016 2016 3 92 552																													
5 0462 ST/AL FNC 0 100 108 0 432.00 SF 10.00 10.00 100 2016 2016 3 84 3,629																													
LAND DESCRIPTION										TOTAL OB/XF 39,789																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 01/06/2023 BY NWA										Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500										PRINTED 08/02/2023 BY SYS									