LOT 360
IN OR 1499/482
NORTH HAMPTON PHASE 3 PB 7/16

BROOKS LIVING TRST/BROOKS TALCOTT K TRUSTEE
85084 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0360-0000

BUILDING CHARACTERISTICS

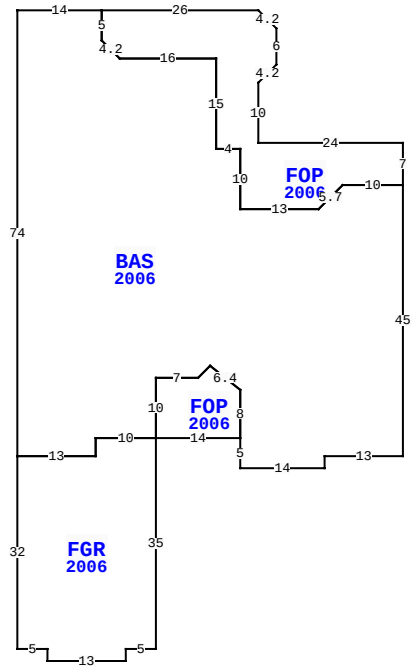
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,468	100	3,468	544,144
FGR	792	55	436	68,410
FOP	142	30	43	6,747
FOP	582	30	175	27,458
TOTALS	4,984		4,122	646,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,122	137.1850	171.48	706,841	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 3468 HX Base Yr 2007



85084 NAPEAGUE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		646,760
TOTAL MARKET OB/XF VALUE		34,486
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		808,746
SOH/AGL Deduction		439,031
ASSESSED VALUE		369,715
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		314,715
TOTAL JUST VALUE		808,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,884

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18465	ADDITION	18,000	10/31/2006
B17702	ADDITION	8,500	05/01/2006
C17619	CO ISSUED	278,000	04/01/2006
P11024	OTHER	0	04/01/2006
R09208	REPAIR/RRF	2,100	04/01/2006
B17619	NEW CONSTR	278,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/0482	5/16/2007	WD	U	I	01	100
GRANTOR: BROOKS TALCOTT K & JO						
GRANTEE: BROOKS TALCOTT K &						
1378/0522	1/03/2006	WD	U	V	21	177,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BROOKS TALCOTT K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,3] W10 D4L4 W13 N10 W4 N15 W16 U3L3 N5 W14 S74 E13 N3 E10 N10 E7 U2R2 D4R5 S8 S5 E14 N2 E13 N45 $
FGR=[YR=2006;ORIG=-64,48] S32 E5 S2 E13 N2 E5 N35 W10 S3 W13 $
FOP=[YR=2006;ORIG=0,3] N7 W24 N10 U3R3 N6 U3L3 W26 S5 D3R3 E16 S15 E4 S10 E13 U4R4 E10 $
FOP=[YR=2006;ORIG=-27,45] W14 N10 E7 U2R2 D4R5 S8 $
.

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	0855	CONC PAVER	0	100	0	0	1,592.00	SF	7.00	7.00	100	2006	2006	3	87	9,695	
2	0861	POOL GUNIT	0	100	0	0	468.00	SF	85.00	85.00	100	2006	2006	3	44	17,503	
3	0845	KOOL DECK	0	100	0	0	232.00	SF	7.25	7.25	100	2006	2006	3	87	1,463	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2006	2006	3	27	270	
5	1125	CB/STC 6"	0	100	0	0	296.00	SF	7.35	7.35	100	2006	2006	3	87	1,893	
6	0911	SCRN RM A	0	100	0	0	775.00	SF	17.50	17.50	100	2024	2006		27	3,662	

LAND DESCRIPTION

TOTAL OB/XF 34,486

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 03/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS