LOT 365
NORTH HAMPTON PHASE 3 PB 7/16

SCHLEGEL DAVID M & LAILY
85176 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0365-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	06	Quality Level 06

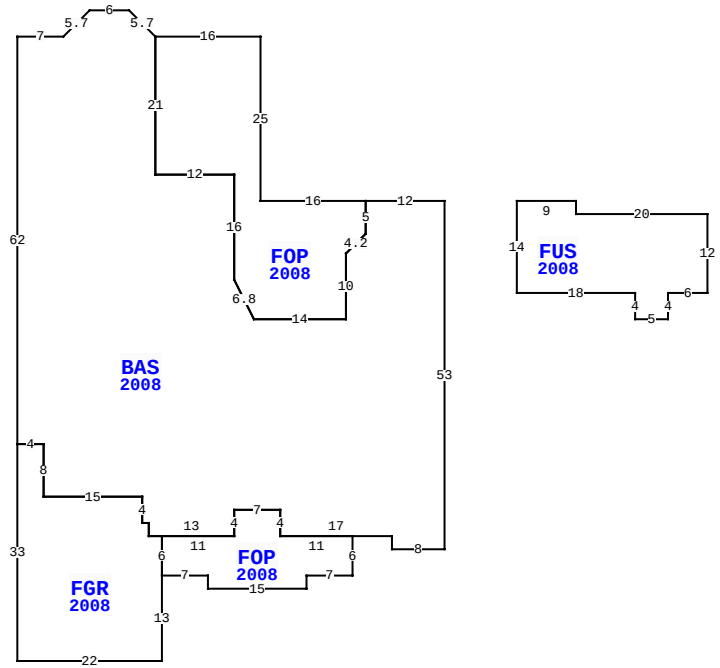
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,452	100	3,452	630,956
FGR	566	55	311	56,845
FOP	232	30	70	12,795
FOP	669	30	201	36,739
FUS	386	100	386	70,553
TOTALS	5,305		4,420	807,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,420	158.0779	197.60	873,392	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2020 Heated Area: 3838 HX Base Yr 2020



85176 NAPEAGUE DR, FERNANDINA BEACH

BLD DATE	12/02/2008	RK	LGL DATE	
XF DATE	12/02/2008	RK	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		807,888
TOTAL MARKET OB/XF VALUE		34,718
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		970,106
SOH/AGL Deduction		456,170
ASSESSED VALUE		513,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		463,936
TOTAL JUST VALUE		970,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,073,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C20574	CO ISSUED	356,070	09/10/2008
M13578	MECH OTHER	0	01/01/2008
E20096	ELEC OTHER	7,000	10/01/2007
P12799	OTHER	0	10/01/2007
B20618	SWIM POOL	7,200	10/01/2007
B20619	SCRN ENCL	5,300	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1811	8/14/2019	WD	Q	I	01	668,000
GRANTOR: MARQUESS STEPHEN K &						
GRANTEE: SCHLEGEL DAVID M &						
1892/1890	12/09/2013	WD	Q	I	01	675,000
GRANTOR: MURRAY MICHAEL P & SU						
GRANTEE: MARQUESS STEPHEN K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W12 S5 D3L3 S10 W14 U6L3 N16 W12 N21 U4L4 W6 D4L4 W7 S62 E4 S8 E15 S4 E1 S2 E13 N4 E7 S4 E17 S2 E8 N53 $
FOP=[YR=2008;ORIG=-12,0] W16 N25 W16 S21 E12 S16 D6R3 E14 N10 U3R3 N5 $
FGR=[YR=2008;ORIG=-65,37] S33 E22 N13 N6 W2 N2 W1 N4 W15 N8 W4 $
FUS=[YR=2008;ORIG=11,0] E9 S2 E20 S12 W6 S4 W5 N4 W18 N14 $
FOP=[YR=2008;ORIG=-43,57] E7 S2 E15 N2 E7 N6 W11 N4 W7 S4 W11 S6 $
PTR=[ORIG=0,0] E30 W30 $
.

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	2,748.00	SF	7.00	7.00	100	2008	2008	3	89	17,120	
2	0911	SCRN RM A	0	100	26	28	728.00	SF	17.50	17.50	100	2008	2008	3	35	4,459	
3	0861	POOL GUNIT	0	100	14	14	196.00	SF	85.00	85.00	100	2008	2008	3	52	8,663	
4	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	35	1,750	
5	1126	CB/STC 8"	0	100	0	0	638.00	SF	4.80	4.80	100	2008	2008	3	89	2,726	

LAND DESCRIPTION

TOTAL OB/XF 34,718

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 01/17/2019 BY SBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS