



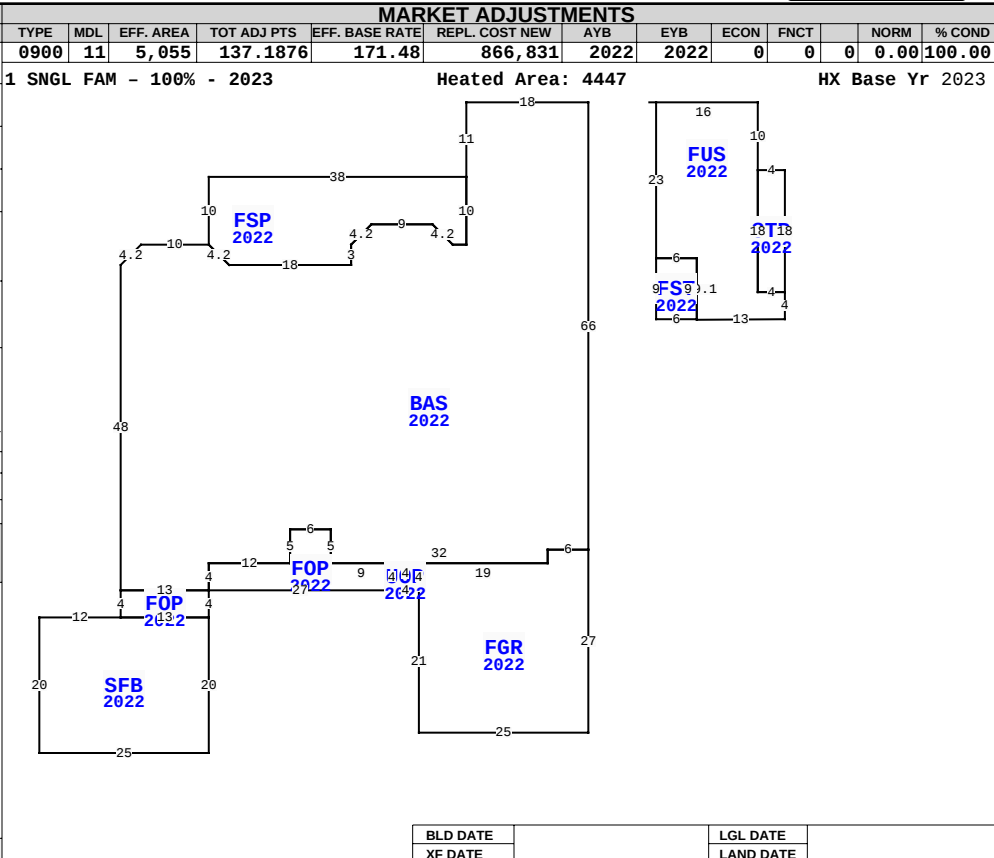
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		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	3,604	100	3,604	618,014
FGR	637	55	350	60,018
FOP	52	30	16	2,744
FOP	138	30	41	7,031
FSP	403	40	161	27,608
FST	54	55	30	5,144
FUS	443	100	443	75,966
SFB	500	80	400	68,592
STR	72	10	7	1,200
UOP	16	20	3	514
TOTALS	5,919		5,055	866,831

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	1,357.00	SF	10.00	10.00
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
85194 NAPEAGUE DR, FERNANDINA BEACH			

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	866,831								
TOTAL MARKET OB/XF VALUE	17,070								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	1,011,401								
SOH/AGL Deduction	0								
ASSESSED VALUE	1,011,401								
TOTAL EXEMPTION VALUE	HX HB 50,000								
BASE TAXABLE VALUE	961,401								
TOTAL JUST VALUE	1,011,401								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	1,020,015								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014770	CO ISSUED	0	10/04/2022
21006658	NEW CONSTR	603,198	07/01/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2410/1982	11/20/2020	WD	Q	V	02	84,500	
GRANTOR: MARQUESS STEPHEN K &							
GRANTEE: BLECHTA FRANK C & P							
1987/0021	6/16/2015	WD	Q	V	02	79,000	
GRANTOR: HUGHES CYNTHIA A							
GRANTEE: MARQUESS STEPHEN K							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2022;ORIG=0,0] W18 S11 S10 W2 U3L3 W9 D3L3 S3 W18 U3L3 W10 D3L3 S48 E13 N4 E12 N5 E6 S5 E32 N2 E6 N66 \$									
FGR=[YR=2022;ORIG=-25,72] S21 E25 N27 W6 S2 W19 S4 \$									
SFB=[YR=2022;ORIG=-69,76] W12 S20 E25 N20 W13 \$									
FUS=[YR=2022;ORIG=10,0] S23 E6 S9.1 U0.1R13 N4 W4 N18 N10 W16 \$									
FSP=[YR=2022;ORIG=-18,11] W38 S10 D3R3 E18 N3 U3R3 E9 D3R3 E2 N10 \$									
FOP=[YR=2022;ORIG=-56,72] E27 N4 W9 N5 W6 S5 W12 S4 \$									
STR=[YR=2022;ORIG=29,28] N18 W4 S18 E4 \$									
FST=[YR=2022;ORIG=10,23] E6 S9 W6 N9 \$									
FOP=[YR=2022;ORIG=-69,72] S4 E13 N4 W13 \$									