



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	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,029	100	3,029	544,755
FGR	768	55	422	75,895
FOP	100	30	30	5,395
FSP	446	40	178	32,013

TOTALS	4,343		3,659	658,058
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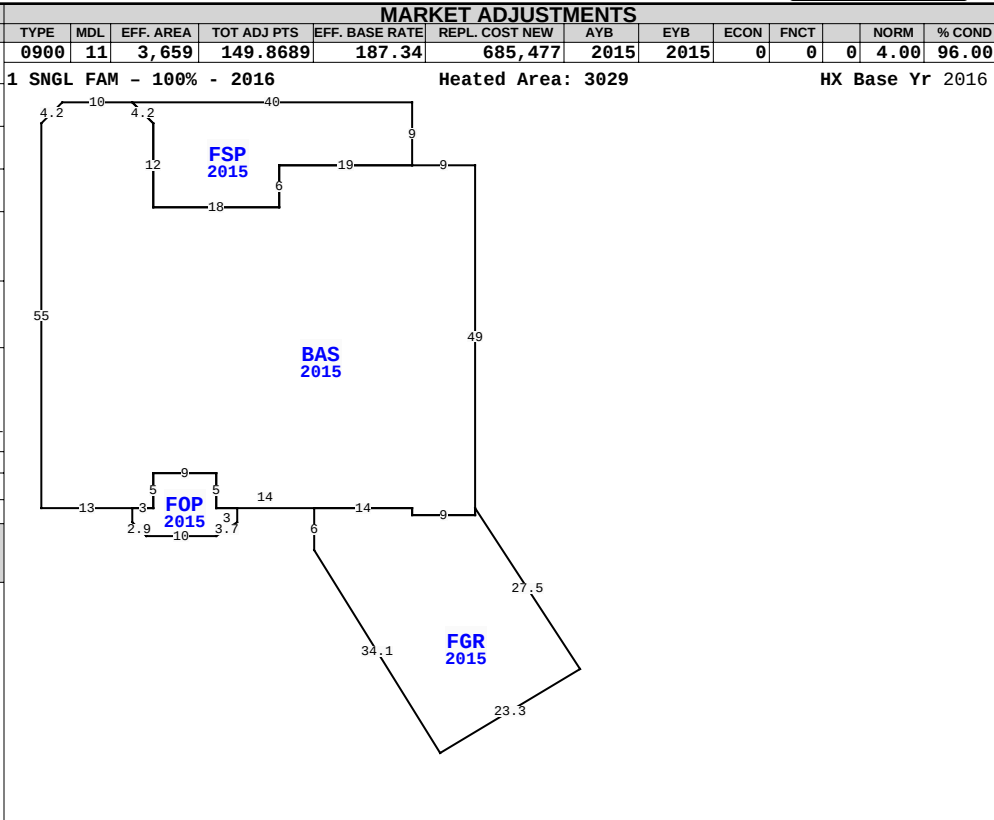
EXTRA FEATURES				
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	1,785.00	SF	10.00	10.00	100	2015	2015	3	95	16,958	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	70	3,500	
4	0861	POOL GUNIT	0 100	0	0	325.00	SF	85.00	85.00	100	2015	2015	3	78	21,548	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
6	0855	CONC PAVER	0 100	0	0	275.00	SF	10.00	10.00	100	2015	2015	3	95	2,613	
7	0911	SCRN RM A	0 100	40	15	600.00	SF	17.50	17.50	100	2015	2015	3	70	7,350	

LAND DESCRIPTION				
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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							

REVIEW DATE	01/06/2023	BY	NWA
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85234 NAPEAGUE DR, FERNANDINA BEACH

TOTAL OB/XF																55,309
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
1	0855	CONC PAVER	0 100	0	0	1,785.00	SF	10.00	10.00	100	2015	2015	3	95	16,958	
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	70	3,500	
4	0861	POOL GUNIT	0 100	0	0	325.00	SF	85.00	85.00	100	2015	2015	3	78	21,548	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
6	0855	CONC PAVER	0 100	0	0	275.00	SF	10.00	10.00	100	2015	2015	3	95	2,613	
7	0911	SCRN RM A	0 100	40	15	600.00	SF	17.50	17.50	100	2015	2015	3	70	7,350	

TOTAL OB/XF																55,309
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	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1

REVIEW DATE	01/06/2023	BY	NWA
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Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0	Common:	127,500
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	

VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		658,058	
TOTAL MARKET OB/XF VALUE		55,309	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		840,867	
SOH/AGL Deduction		459,461	
ASSESSED VALUE		381,406	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		331,406	
TOTAL JUST VALUE		840,867	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		799,561	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000969	SOLAR POOL HEATER	2,400	02/06/2020
B1632220	SCRN ENCLSRE	39,774	05/01/2016
B1530980	SWIM POOL	37,800	08/01/2015
B1529876	CO ISSUED	0	07/28/2015
B1529876	NEW CONSTR	381,925	01/01/2015

SALES DATA					
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2724/1397	7/15/2024	WD	Q	I	01	1,057,000

GRANTOR: SCHORN GEORGE & TERRY

GRANTEE: ALLGOOD JAMES G JR

2708/1958	4/30/2024	WD	Q	I	01	1,050,000
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GRANTOR: D'ALLEGRO ROBERT B MA

GRANTEE: SCHORN GEORGE & TER

BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=2015] W9 FSP=[YR=2015] N9 W40 D3 R3 S12 E18 N6
E19\$ W19 S6 W18 N12 L3 U3 W10 D3 L3 S55 E13 FOP=[YR=2015]
S2 D2 R2 E10 R3 U2 N2 W3 N5 W9 S5 W3\$ E3 N5 E9 S5 E14
FGR=[YR=2015] S6 D29 R18 R20 U12 L15 U23 S1 W9 N1 W14\$
E14 S1 E9 N1 N49 \$.