



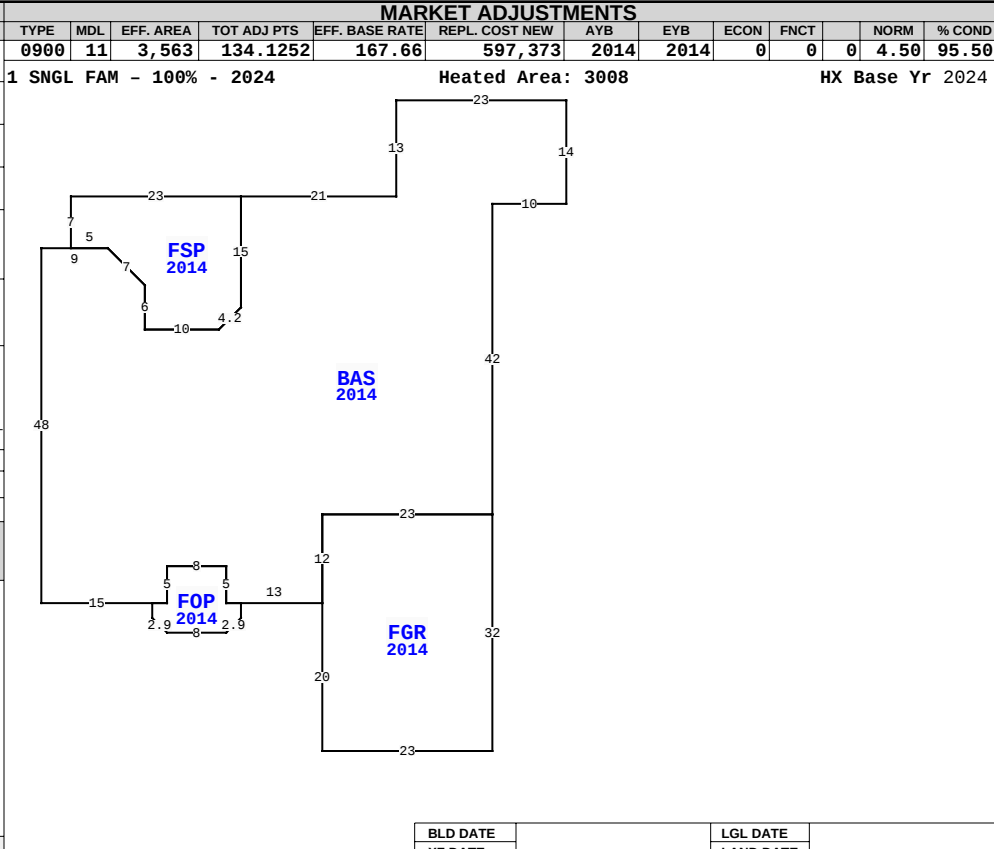
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	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	3,008	100	3,008	481,627
FGR	736	55	405	64,846
FOP	84	30	25	4,003
FSP	312	40	125	20,015
TOTALS	4,140		3,563	570,491

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,722.00	SF	5.20	5.20	
2	0855	CONC PAVER	0	100	0	0	484.00	SF	10.00	10.00	

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



85260 NAPEAGUE DR, FERNANDINA BEACH											
TOTAL OB/XF 13,105											

TOTAL OB/XF 13,105											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
570,491											
TOTAL MARKET OB/XF VALUE											
13,105											
TOTAL LAND VALUE - MARKET											
127,500											
TOTAL MARKET VALUE											
711,096											
SOH/AGL Deduction											
303,638											
ASSESSED VALUE											
407,458											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
357,458											
TOTAL JUST VALUE											
711,096											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
710,149											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328138	CO ISSUED	0	05/15/2014
B1328138	NEW CONSTR	370,311	12/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2634/1656	4/26/2023	WD	Q	I	02	780,000	
GRANTOR:ANDERSON TIMOTHY A L/							
GRANTEE:COBLE SAMUEL NEWLIN							
2293/0177	7/24/2019	QC	U	I	11	500	
GRANTOR:ANDERSON TIMOTHY A &							
GRANTEE:WICKHAM JAIME & SHA							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2014] W23 S13 W21 FSP=[YR=2014] W23 S7 E5 D5 R5 S6 E10 U3 R3 N15 \$ S15 D3 L3 W10N6 U5 L5 W9 S48 E15 FOP=[YR=2014] S2 R2 D2 E8 U2 R2 N2 W2 N5 W8 S5 W2 \$ E2 N5 E8 S5 E13 FGR=[YR=2014] S20 E23 N32 W23 S12 \$ N12 E23 N42 E10 N14 \$.											