LOT 375
IN OR 1886/1972
NORTH HAMPTON PHASE 3 PB 7/16

O'KEEFE DENNIS & DIANNE
85259 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0375-0000

BUILDING CHARACTERISTICS

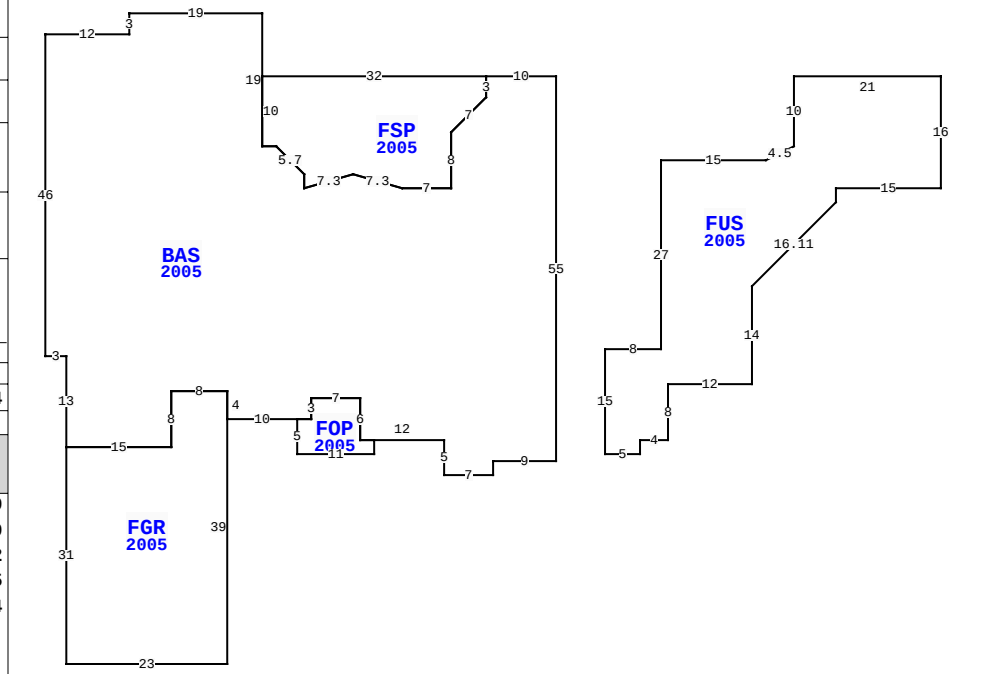
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	3,529	100	3,529	596,869
FGR	777	55	427	72,219
FOP	70	30	21	3,552
FSP	418	40	167	28,245
FUS	998	100	998	168,794
TOTALS	5,792		5,142	869,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	5,142	148.6845	185.86	955,692	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2014 Heated Area: 4527 HX Base Yr 2014



85259 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		869,680
TOTAL MARKET OB/XF VALUE		17,161
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		1,014,341
SOH/AGL Deduction		408,706
ASSESSED VALUE		605,635
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		555,635
TOTAL JUST VALUE		1,014,341
NCON VALUE		14,046
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		950,091

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-06530	12 NEW WINDOWS	12,144	04/26/2022
B14636	NEW CONSTR	450,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1886/1972	10/25/2013	WD	Q	I	02	555,000
GRANTOR: GRIMES JULIAN SCOTT &						
GRANTEE: O'KEEFE DENNIS & DI						
1660/1429	1/29/2010	WD	Q	I	01	650,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: GRIMES JULIAN S & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 FSP=[YR=2005] W32 S10 E2 D4 R4 S2 U2 R7 D2 R7 E7 N8 U5 R5 N3$ S3 D5 L5 S8 W7 U2 L7 D2 L7 N2 U4 L4 W2 N19 W19 S3 W12 S46 E3 S13 FGR=[YR=2005] S31 E23 N39 W8 S8 W15$ E15 N8 E8 S4 E10 FOP=[YR=2005] S5 E11 N2 W2 N6 W7 S3 W2$ E2 N3 E7 S6 E12 S5 E7 N2 E9 N55$ PTR=E55 FUS=[YR=2005] W21 S10 D2 L4 W15 S27 W8 S15 E5 N2 E4 N8 E12 N14 R12 U12 N2 E15 N16$ W55$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
3	0855	CONC PAVER	0	100	0	0	1,448.00	SF	10.00	10.00	100	2024	2018		97	14,046	

LAND DESCRIPTION

TOTAL OB/XF 17,161

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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS