

LOT 377
IN OR 1467/250
NORTH HAMPTON PHASE 3 PB 7/16

WILLIS JOHN C III & VIRGINIA K
85225 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0377-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 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	2,883	100	2,883	476,092
FGR	729	55	401	66,220
FOP	85	30	26	4,293
FOP	330	30	99	16,349
FST	42	55	23	3,798
FUS	722	100	722	119,229
UAT	560	10	56	9,247

TOTALS 5,351 4,210 695,230

EXTRA FEATURES

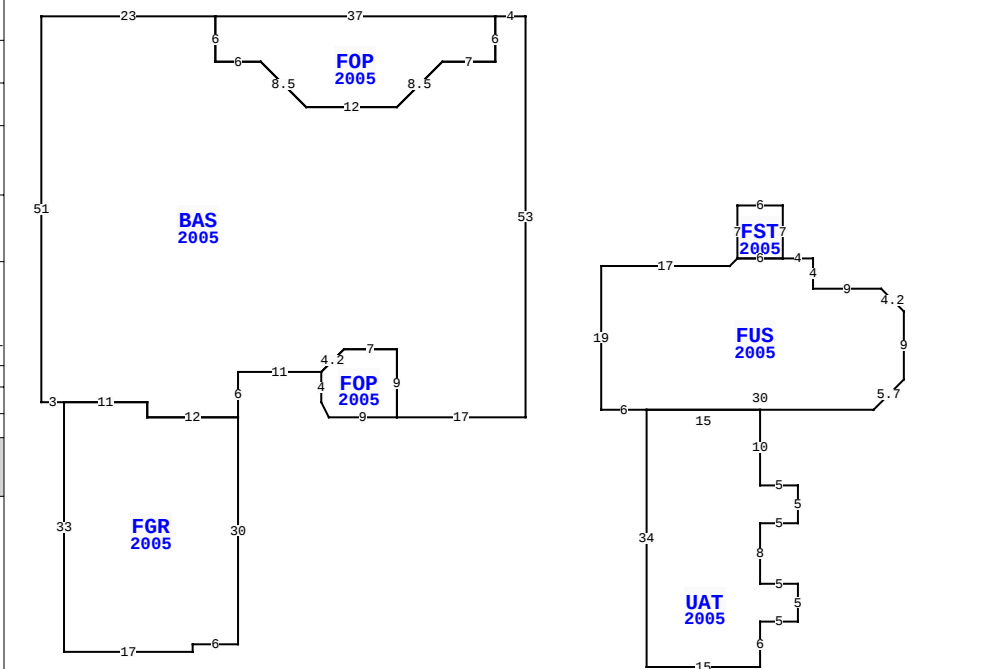
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0855	CONC PAVER	0 100	0	0	1,667.00	SF	10.00	10.00	100	2005	2005	3	86	14,336	
3	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	35	1,750	
4	0911	SCRN RM A	0 100	0	0	2,048.00	SF	17.50	17.50	100	2008	2008	3	35	12,544	
5	0861	POOL GUNIT	0 100	0	0	432.00	SF	85.00	85.00	100	2008	2008	3	52	19,094	
6	0855	CONC PAVER	0 100	0	0	1,000.00	SF	10.00	10.00	100	2008	2008	3	89	8,900	

LAND DESCRIPTION

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 11/22/2019 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	4,210	145.1736	181.47	763,989	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2007 Heated Area: 3605 HX Base Yr 2007											



85225 NAPEAGUE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF 59,739

85225 NAPEAGUE DR, FERNANDINA BEACH				XF DATE INC DATE						LAND DATE AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115			
1,667.00	SF	10.00	10.00	100	2005	2005	3	86	14,336			
1.00	UT	5,000.00	5,000.00	100	2008	2008	3	35	1,750			
2,048.00	SF	17.50	17.50	100	2008	2008	3	35	12,544			
432.00	SF	85.00	85.00	100	2008	2008	3	52	19,094			
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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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										695,230	
TOTAL MARKET OB/XF VALUE										59,739	
TOTAL LAND VALUE - MARKET										127,500	
TOTAL MARKET VALUE										882,469	
SOH/AGL Deduction										426,987	
ASSESSED VALUE										455,482	
TOTAL EXEMPTION VALUE										335,337	
BASE TAXABLE VALUE										120,145	
TOTAL JUST VALUE										882,469	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										838,977	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21212	POOL ENCLOSURE	9,265	03/01/2008
B21055	SWIM POOL	59,000	02/01/2008
M09625	OTHER	0	04/01/2005
P09123	OTHER	0	03/01/2005
E14345	ELEC OTHER	2,000	02/01/2005
R0507112	REPAIR/RRF	1,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/0250	12/21/2006	WD	U	I	19	850,000

GRANTOR: WATSON CUSTOM HOMES I

GRANTEE: WILLIS JOHN C III &

1278/0213 12/03/2004 WD U V 19 148,000

GRANTOR: NORTH HAMPTON LLC

GRANTEE: WATSON CUSTOM HOMES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FOP=[YR=2005] W37S6E6 D6 R6 E12 U6 R6 E7N6\$

S6W7 D6 L6 W12 U6 L6 W6N6W23S51E3 FGR=[YR=2005]

S33E17N1E6N30W12N2W11\$ E11S2 E12N6E11 FOP=[YR=2005] S4 D2 R1

E9N9 W7 D3 L3 \$ U3 R3 E7S9E17N53\$ PTR=E10S33 FUS=[YR=2005]

S19E6 UAT=[YR=2005] S34E15N6E5N5W5N8E5N5W5 N10W15\$ E30 U4 R4

N9 L3 U3 W9N4 W4 FST=[YR=2005] N7W6S7E6\$ W6 D1 L1

W17S33W10\$.