

LOT 379
IN OR 1975/488
NORTH HAMPTON PHASE 3 PB 7/16

EVANS DAVID R & KAREN J ENGEL
85183 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0379-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	20 FACE BRICK 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
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

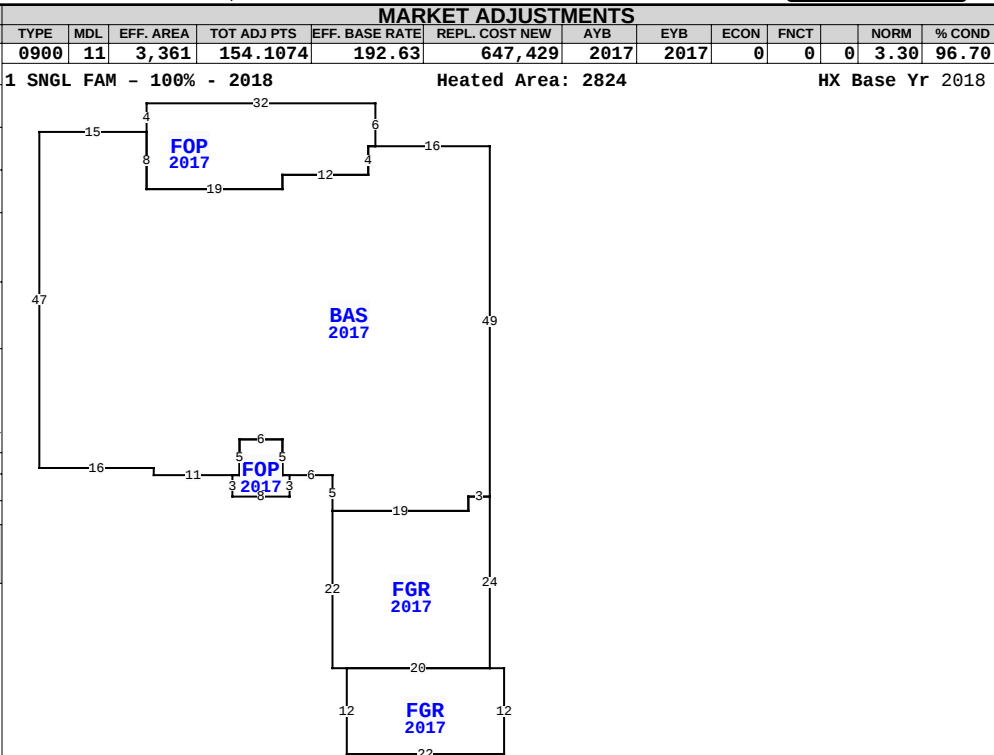
MAP NUM	MKT AREA	04
NEIGHBORHOOD/LOC 4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,824	100	2,824	526,035
FGR	264	55	145	27,009
FGR	490	55	270	50,294
FOP	54	30	16	2,980
FOP	354	30	106	19,745

TOTALS	3,986	3,361	626,064
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	1,312.00	SF	10.00	
2	0861	POOL GUNIT	0 100	23	14	322.00	SF	85.00	
3	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
4	0911	SCRN RM A	0 100	0	0	864.00	SF	17.50	
5	0855	CONC PAVER	0 100	0	0	542.00	SF	10.00	
6	0462	ST/AL FNC	0 100	198	4	792.00	SF	10.00	
7	0463	FENCE GATE	0 100	0	0	3.00	UT	300.00	

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



TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	3,361	154.1074	192.63	647,429	2017	2017	0	0	3.30	96.70
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
TOTAL OB/XF 62,209											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		626,064	
TOTAL MARKET OB/XF VALUE		62,209	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		815,773	
SOH/AGL Deduction		361,454	
ASSESSED VALUE		454,319	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		404,319	
TOTAL JUST VALUE		815,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		755,923	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008781	CO ISSUED	0	10/05/2017
17002567	NEW CONSTR	381,996	03/28/2017
17004838	SCRNENCLO	0	01/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1975/0488	4/20/2015	WD	Q	V	02
GRANTOR: BELL RANDALL A					
GRANTEE: EVANS DAVID R & KAR					
1374/1633	12/19/2005	WD	Q	V	
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: BELL RANDALL A					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017;ORIG=0,0] W16 W1 S4 W12 S2 W19 N8 W15 S47 E16 S1 E11 E1 N5 E6 S5 E1 E6 S5 E19 N2 E3 N49 \$									
FGR=[YR=2017;ORIG=-22,51] S22 E2 E20 N24 W3 S2 W19 \$									
FOP=[YR=2017;ORIG=-16,0] N6 W32 S4 S8 E19 N2 E12 N4 E1 \$									
FGR=[YR=2017;ORIG=-20,73] S12 E22 N12 W2 W20 \$									
FOP=[YR=2017;ORIG=-36,46] S3 E8 N3 W1 N5 W6 S5 W1 \$									