

LOT 383
IN OR 2140/495
NORTH HAMPTON PHASE 3 PB 7/16

MCKENNA GEORGE T & MARILYN D
85089 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0383-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	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

NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,994	100	2,994	559,270
FGR	723	55	398	74,345
FOP	91	30	27	5,044
FOP	235	30	70	13,076
FST	15	55	8	1,495
TOTALS	4,058		3,497	653,228

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	2015	2015	3	97	3,395	
2	0812	CONCRETE C	0 100	0	0	1,429.00	SF	4.00	4.00	100	2015	2015	3	95	5,430	
3	1129	STONE 8"	0 100	0	0	22.00	SF	15.75	15.75	100	2015	2015	3	99	343	
4	0911	SCRN RM A	0 100	46	20	920.00	SF	17.50	17.50	100	2020	2020	3	90	14,490	
5	0861	POOL GUNIT	0 100	30	14	420.00	SF	85.00	85.00	100	2020	2020	3	93	33,201	
6	0857	SANDSTONE/	0 100	0	0	500.00	SF	16.00	16.00	100	2020	2020	3	100	8,000	
7	0855	CONC PAVER	0 100	0	0	260.00	SF	10.00	10.00	100	2020	2020	3	99	2,574	
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	90	1,800	

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 12/22/2020 BY NW

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	3,497	155.6640	194.58	680,446	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 100% - 2018 Heated Area: 2994 HX Base Yr 2018											
BLD DATE 09/21/2015 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE											

85089 NAPEAGUE DR, FERNANDINA BEACH

TOTAL OB/XF 69,233															

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Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						653,228					
TOTAL MARKET OB/XF VALUE						69,233					
TOTAL LAND VALUE - MARKET						127,500					
TOTAL MARKET VALUE						849,961					
SOH/AGL Deduction						356,195					
ASSESSED VALUE						493,766					
TOTAL EXEMPTION VALUE						HX HB		50,000			
BASE TAXABLE VALUE						443,766					
TOTAL JUST VALUE						849,961					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						808,580					

TOTAL OB/XF 69,233											

PRINTED 08/06/2024 BY SYS