LOT 358
NORTH HAMPTON PHASE 3 PB 7/16

ONEIL GARRY V & SANDRA J
85042 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0358-0000

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	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

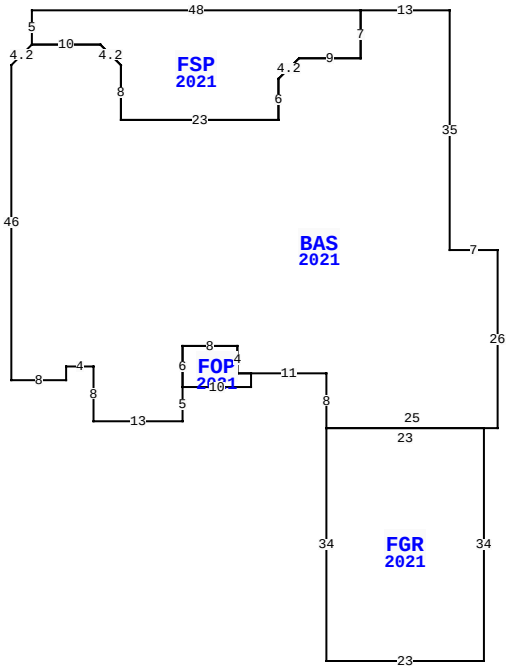
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,236	100	2021	3,236	627,356
FGR	782	55	2021	430	83,364
FOP	52	30	2021	16	3,102
FSP	526	40	2021	210	40,712
TOTALS	4,596			3,892	754,533

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,892	149.1075	196.82	766,023	2021	2021	0	0	0	1.50	98.50

1 SNGL FAM – 0% - 2024 Heated Area: 3236 HX Base Yr



85042 NAPEAGUE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	754,533
TOTAL MARKET OB/XF VALUE	24,538
TOTAL LAND VALUE - MARKET	155,000
TOTAL MARKET VALUE	934,071
SOH/AGL Deduction	0
ASSESSED VALUE	934,071
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	934,071
TOTAL JUST VALUE	934,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	870,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008936	CO ISSUED	0	06/25/2021
20010926	NEW CONSTR	449,212	11/09/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/315	12/14/2023	WD	Q	I	01	1,075,000
GRANTOR: SMITH ANTHONY C & MAR						
GRANTEE: ONEIL GARRY V & SAN						
2197/0630	5/14/2018	WD	Q	V	01	91,000
GRANTOR: GLEASON MARK & LISA						
GRANTEE: SMITH ANTHONY C & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W13 FSP=[YR=2021] W48 S5 E10 R3 D3 S8 E23 N6 U3 R3 E9 N7$ S7 W9 L3 D3 S6 W23 N8 U3 L3 W10 L3 D3 S46 E8 N2 E4 S8 E13 N5 FOP=[YR=2021] E10 N2 W2 N4 W8 S6$ N6 E8 S4 E2 E11 S8 FGR=[YR=2021] S34 E23 N34 W23$ E25 N26 W7 N35$.

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	0855	CONC PAVER	0	0	0	0	1,674.00	SF	10.00	10.00	100	2021	2021	3	99	16,573	
2	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	90	4,500	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2021		99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 24,538

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	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 08/05/2021 BY NW Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS