LOT 359
NORTH HAMPTON PHASE 3 PB 7/16

HEWLETT JEFFREY & CATHERINE A L/E/
85062 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0359-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

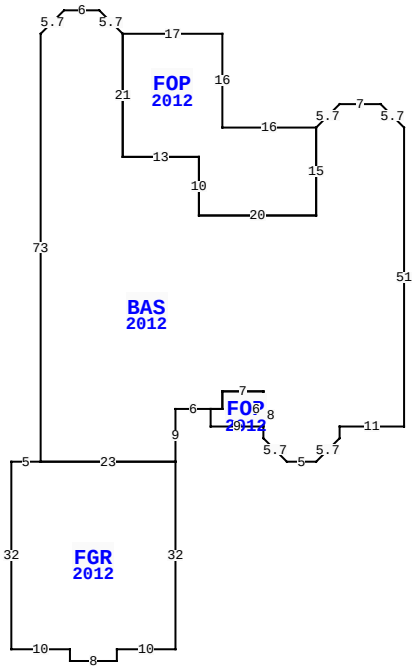
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	3,239	100	2012	3,239	554,310
FGR	912	55	2012	502	85,910
FOP	48	30	2012	14	2,396
FOP	637	30	2012	191	32,687
TOTALS	4,836			3,946	675,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,946	137.9268	182.06	718,409	2012	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2013 Heated Area: 3239 HX Base Yr 2013



85062 NAPEAGUE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		675,304
TOTAL MARKET OB/XF VALUE		45,699
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		876,003
SOH/AGL Deduction		480,360
ASSESSED VALUE		395,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,921
TOTAL JUST VALUE		876,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		817,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26061	CO ISSUED	0	12/27/2012
B26684	ADDITION	14,342	12/01/2012
M17510	H/AC	0	08/01/2012
E25144	TEMP POLE	0	06/01/2012
B26061	NEW CONSTR	377,894	05/01/2012
B26062	SWIM POOL	20,000	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/0458	3/28/2019	LE	U	I	11	100
GRANTOR: HEWLETT JEFFREY H & C						
GRANTEE: ABRAHAM ROBERT						
1663/0251	2/17/2010	WD	Q	V	01	106,500
GRANTOR: PLANTATION HOUSING CO						
GRANTEE: HEWLETT JEFFREY H &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] U4 L4 W7 D4 L4 FOP=[YR=2012] W16 N16 W17 S21 E13 S10 E20 N15 $ S15 W20 N10 W13 N21 U4 L4 W6 D4 L4 S73 FGR=[YR=2012] W5 S32 E10 S2 E8 N2 E10 N32 W23 $ E23 N9 E6 FOP=[YR=2012] S3 E9 N6 W7 S3 W2 $ E2 N3 E7 S8 D4 R4 E5 U4 R4 N2 E11 N51 $.

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	100	0	0	2,630.00	SF	10.00	10.00	100	2012	2012	3	92	24,196	
2	0861	POOL GUNIT	0	100	0	0	276.00	SF	85.00	85.00	100	2012	2012	3	64	15,014	
3	0910	SCRN RM L	0	100	0	0	775.00	SF	15.00	15.00	100	2012	2012	3	50	5,813	
4	1125	CB/STC 6"	0	100	25	4	100.00	SF	7.35	7.35	100	2012	2012	3	92	676	

LAND DESCRIPTION

TOTAL OB/XF 45,699

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS