LOT 362
IN OR 1911/1724
NORTH HAMPTON PHASE 3 PB 7/16

BASS WILLIAM W & LINDA L
PO BOX 15847
FERNANDINA BEACH, FL 32035

2025

12-2N-27-1460-0362-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

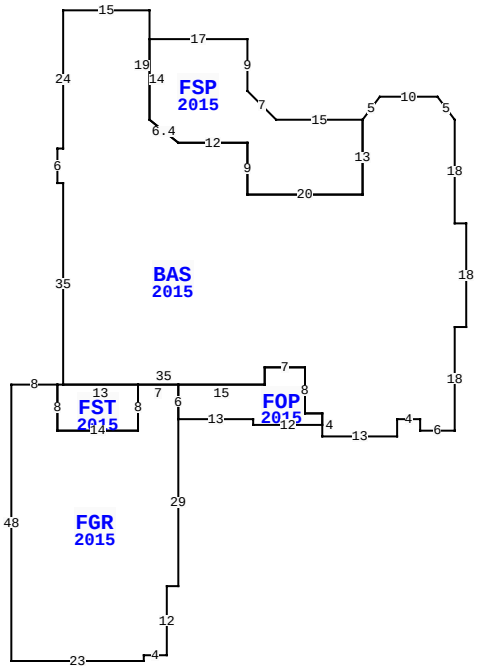
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	3,372	100	2015	3,372	602,318
FGR	1,250	55	2015	688	122,893
FOP	168	30	2015	50	8,931
FSP	569	40	2015	228	40,726
FST	112	55	2015	62	11,074
TOTALS	5,471			4,400	785,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,400	141.6994	187.04	822,976	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 3372 HX Base Yr 2017



85126 NAPEAGUE DR, FERNANDINA BEACH

BLD DATE	09/22/2015 KK	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		785,942
TOTAL MARKET OB/XF VALUE		19,972
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		960,914
SOH/AGL Deduction		309,359
ASSESSED VALUE		651,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		600,833
TOTAL JUST VALUE		960,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		895,627

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429091	CO ISSUED	0	08/25/2015
B1429091	NEW CONSTR	452,923	07/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1911/1724	4/11/2014	SW	Q	V	01	80,000
GRANTOR: PLANTATION HOUSING CO						
GRANTEE: BASS WILLIAM W & LI						
1470/1552	1/10/2007	WD	U	V	21	363,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: PLANTATION HOUSING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W2 N18 U4 L3 W10 D4 L3 FSP=[YR=2015] W15 U5 L5 N9 W17 S14 D4 R5 E12 S9 E20 N13 $ S13 W20 N9 W12 U4 L5 N19 W15 S24 W1 S6 E1 S35 FST=[YR=2015] W1 FGR=[YR=2015] W8 S48 E23 N1 E4 N12 E2 N29 FOP=[YR=2015] E13 S1 E12 N2 W3 N8 W7 S3 W15 S6$ N6 W7 S8 W14 N8$ S8 E14 N8 W13$ E35 N3 E7 S8 E3 S4 E13 N3 E4 S2 E6 N18 E2 N18$.

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	2,073.00	SF	10.00	10.00	100	2015	2015	3	95	19,694	
2	0810	CONCRETE A	0	100	9	5	45.00	SF	6.50	6.50	100	2015	2015	3	95	278	

LAND DESCRIPTION

TOTAL OB/XF 19,972

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 05/04/2020 BY NWA Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS