

LOT 367
IN OR 2118/1124
NORTH HAMPTON PHASE 3 PB 7/16

FASANO GARY S & CANDACE L
85210 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0367-0000



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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

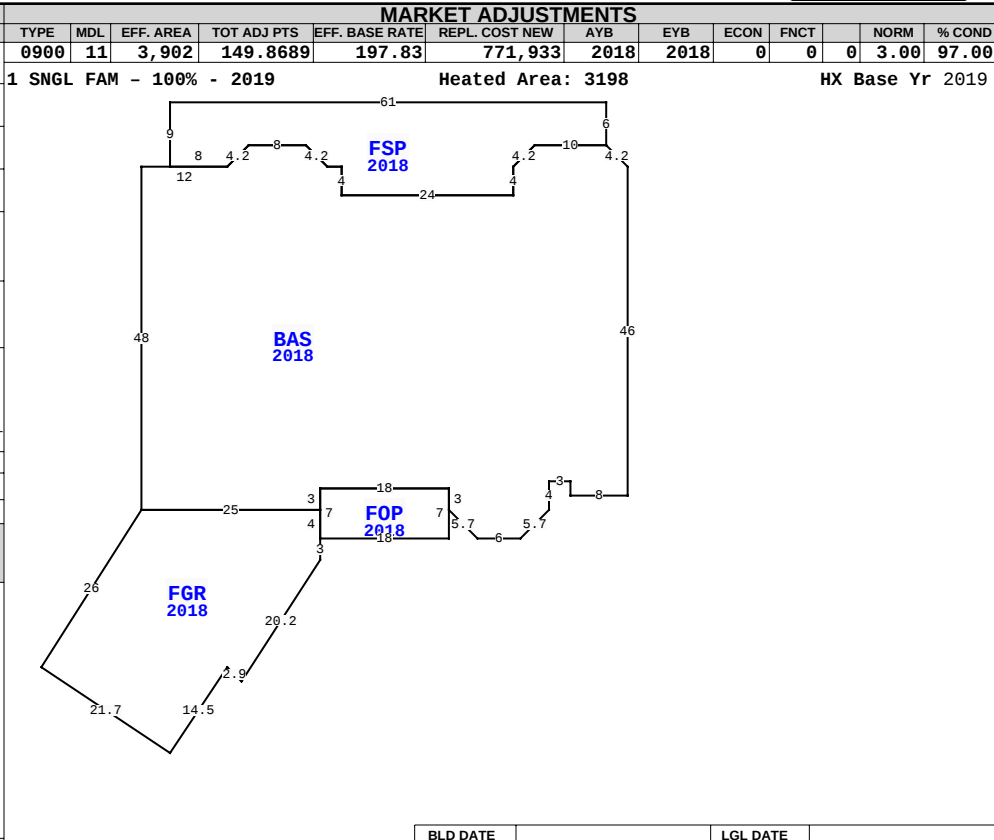
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4043.00					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,198	100	2018	3,198	613,680
FGR	791	55	2018	435	83,474
FOP	126	30	2018	38	7,292
FSP	578	40	2018	231	44,328
TOTALS	4,693			3,902	748,775

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	1,420.00	SF	10.00	10.00	
2	0855	CONC PAVER	0	100	0	0	610.00	SF	10.00	10.00	
3	1124	CB/STC 4"	0	100	14	4	56.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT	

REVIEW DATE 04/08/2021 BY NWA



85210 NAPEAGUE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT	

Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	748,775		
TOTAL MARKET OB/XF VALUE	20,448		
TOTAL LAND VALUE - MARKET	155,000		
TOTAL MARKET VALUE	924,223		
SOH/AGL Deduction	526,844		
ASSESSED VALUE	397,379		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	346,657		
TOTAL JUST VALUE	924,223		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	860,674		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011495	CO ISSUED	0	11/16/2018
18004355	NEW CONSTR	421,973	04/30/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2118/1124	5/08/2017	WD	Q	V	02
GRANTOR: GOLSON COBB M III					
GRANTEE: FASANO GARY S & CAN					
1386/1950	2/06/2006	WD	U	I	21
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: GOLSON COBB M III					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] U3 L3 FSP=[YR=2018] N6 W61 S9 E8 U3 R3 E8 D3 R3 E2 S4 E24 N4 U3 R3 E10\$ W10 D3 L3 S4 W24 N4 W2 U3 L3 W8 D3 L3 W12 S48 FGR=[YR=2018] D22 L14 D12 R18 R8 U12 D2 R2 R11 U17 N3 FOP=[YR=2018] E18 N7 W18 S7\$ N4 W25\$ E25 N3 E18 S3 D4 R4 E6 U4 R4 N4 E3 S2 E8 N46\$.											

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