

LOT 374
IN OR 1982/905
NORTH HAMPTON PHASE 3 PB 7/16

DAILEY BRUCE J & SHARON L
85275 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2025

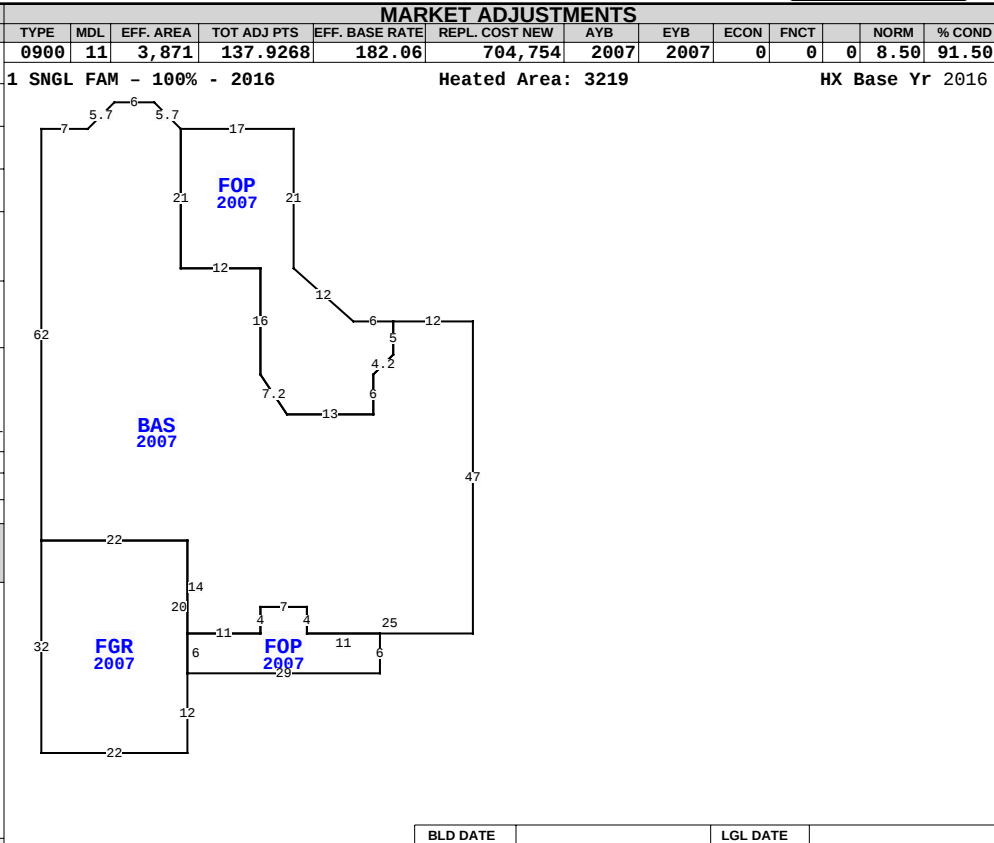
12-2N-27-1460-0374-0000



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		3 100
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	3,219	100	2007	3,219	536,237
FGR	704	55	2007	387	64,468
FOP	202	30	2007	61	10,162
FOP	679	30	2007	204	33,983
TOTALS	4,804			3,871	644,850



85275 NAPEAGUE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,552.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00
4	0911	SCRN RM A	0	100	0	0	756.00	SF	17.50
5	0845	KOOL DECK	0	100	0	0	372.00	SF	7.25
6	1123	CB 8"	0	100	0	0	209.00	SF	6.15
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2007	2007	3	90	3,150	
10.00	100	2007	2007	3	87	13,502	
85.00	100	2007	2007	3	44	14,362	
17.50	100	2007	2007	3	27	3,572	
7.25	100	2007	2007	3	87	2,346	
6.15	100	2007	2007	3	87	1,118	
2,000.00	100	2007	2007	3	27	540	
5,000.00	100	2007	2007	3	27	1,350	

LAND DESCRIPTION										TOTAL OB/XF										39,940	
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	LA VA				
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	155,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										4
VALUATION SUMMARY																				
VALUATION BY					STANDARD															
Tax Group: 4					Tax Dist:															
BUILDING MARKET VALUE					644,850															
TOTAL MARKET OB/XF VALUE					39,940															
TOTAL LAND VALUE - MARKET					155,000															
TOTAL MARKET VALUE					839,790															
SOH/AGL Deduction					339,579															
ASSESSED VALUE					500,211															
TOTAL EXEMPTION VALUE					50,722															
BASE TAXABLE VALUE					449,489															
TOTAL JUST VALUE					839,790															
NCON VALUE					0															
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE					783,792															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19359	SWIM POOL	4,500	01/01/2007
M11989	MECH OTHER	0	08/01/2006
B18181	SWIM POOL	10,250	07/01/2006
E17718	ELEC OTHER	1,500	07/01/2006
P11353	OTHER	0	07/01/2006
C18009	CO ISSUED	0	06/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1982/0905	5/07/2015	SW	U	I	12	451,000	
GRANTOR:CITIGROUP MORTGAGE LO							
GRANTEE:DAILEY BRUCE J & SH							
1959/1012	1/26/2015	CT	U	I	18	100	
GRANTOR:CLERK OF COURT							
GRANTEE:CITIGROUP MORTGAGE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W12 FOP=[YR=2007] W6 U8 L9 N21 W17 S21 E12 S16 R4 D6 E13 N6 R3 U3 N5\$ S5 D3 L3 S6 W13 U6 L4 N16 W12 N21 U4 L4 W6 D4 L4 W7 S62 FGR=[YR=2007] S32 E22 N12 FOP=[YR=2007] E29 N6 W11 N4 W7 S4 W11 S6\$ N20 W22\$ E22 S14 E11 N4 E7 S4 E25 N47\$.									