LOT 376
IN OR 1467/1397
NORTH HAMPTON PHASE 3 PB 7/16

BIRCH RICHARD S III & JANET L
85243 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034-7113

2025

12-2N-27-1460-0376-0000

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	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

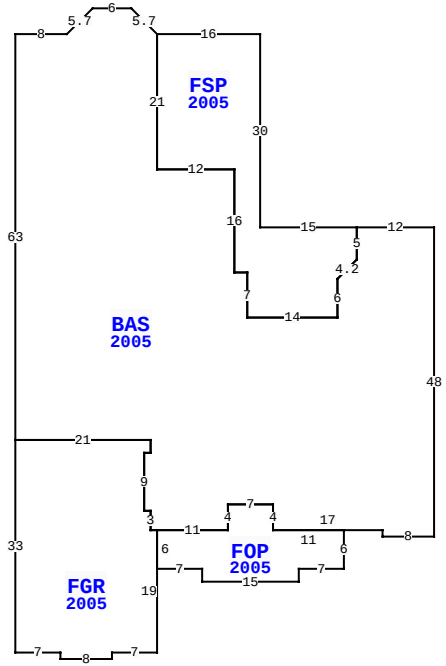
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,329	100	2005	3,329	582,755
FGR	711	55	2005	391	68,446
FOP	232	30	2005	70	12,254
FSP	602	40	2005	241	42,188
TOTALS	4,874			4,031	705,643

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,031	146.5385	193.43	779,716	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2009 Heated Area: 3329 HX Base Yr 2009



85243 NAPEAGUE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		705,643
TOTAL MARKET OB/XF VALUE		39,744
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		900,387
SOH/AGL Deduction		544,327
ASSESSED VALUE		356,060
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		305,338
TOTAL JUST VALUE		900,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		841,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16148	ADDITION	8,250	09/01/2005
M09597	MECH OTHER	0	04/01/2005
E14281	ELEC OTHER	2,000	02/01/2005
P08912	OTHER	0	02/01/2005
B0515082	SWIM POOL	8,500	01/01/2005
B0414190	NEW CONSTR	248,808	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1397	12/27/2006	WD	Q	I		1,020,000
GRANTOR: PLANTATION HOUSING CO						
GRANTEE: BIRCH RICHARD S III						
1278/0281	12/03/2004	WD	U	V	19	148,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: PLANTATION HOUSING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12FSP=[YR=2005] W15N30W16 S21E12S16E2S7E14N6 U3 R3 N5$S5 D3 L3 S6W14N7W2N16W12N21 U4 L4 W6 D4 L4 W8S63FGR=[YR=2005] S33E7S1E8 N1E7N19W1N3W1N9E1N2W21$E21S2W1 S9E1S3E1FOP=[YR=2005] S6E7S2E15N2E7 N6W11N4W7S4W11$E11N4E7S4E17S1 E8N48$.

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	1126	CB/STC 8"	0	100	0	0	200.00	SF	8.00	8.00	100	2005	2005	3	84	1,344	
2	0861	POOL GUNIT	0	100	23	15	345.00	SF	85.00	85.00	100	2005	2005	3	36	10,557	
3	0845	KOOL DECK	0	100	0	0	350.00	SF	7.25	7.25	100	2005	2005	3	84	2,132	
4	0810	CONCRETE A	0	100	0	0	244.00	SF	6.50	6.50	100	2005	2005	3	84	1,332	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2005	2005	3	22	3,300	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
7	0855	CONC PAVER	0	100	0	0	1,719.00	SF	10.00	10.00	100	2005	2005	3	84	14,440	
8	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
9	0911	SCRN RM A	0	100	30	27	810.00	SF	17.50	17.50	100	2005	2005	3	22	3,119	

LAND DESCRIPTION

TOTAL OB/XF 39,744

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 01/07/2019 BY SB Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS