

LOT 377
IN OR 1467/250
NORTH HAMPTON PHASE 3 PB 7/16

WILLIS JOHN C III & VIRGINIA K
85225 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0377-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,883	100	2005	2,883	499,984
FGR	729	55	2005	401	69,544
FOP	85	30	2005	26	4,509
FOP	330	30	2005	99	17,169
FST	42	55	2005	23	3,988
FUS	722	100	2005	722	125,213
UAT	560	10	2005	56	9,712

TOTALS 5,351 4,210 730,120

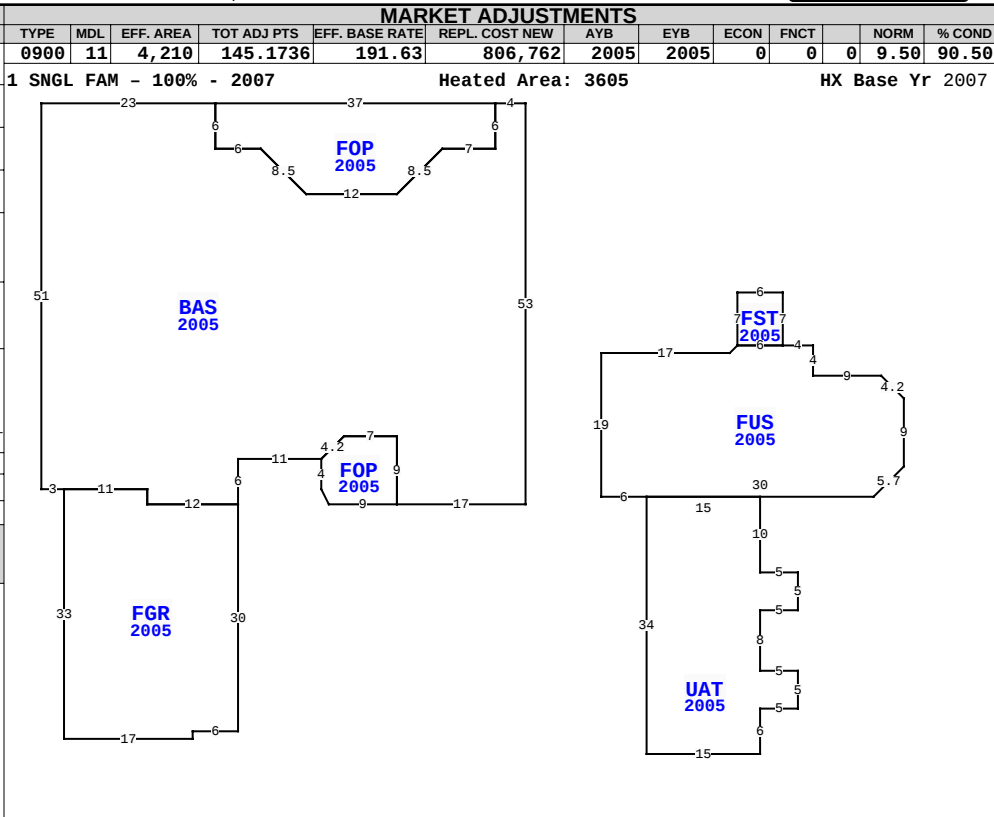
EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	1,667.00	SF	10.00	10.00	100	2005	2005	3	84	14,003	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	31	1,550	
4	0911	SCRN RM A	0	100	0	0	2,048.00	SF	17.50	17.50	100	2008	2008	3	31	11,110	
5	0861	POOL GUNIT	0	100	0	0	432.00	SF	85.00	85.00	100	2008	2008	3	48	17,626	
6	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00	10.00	100	2008	2008	3	88	8,800	

LAND DESCRIPTION

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	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 11/22/2019 BY TWA



85225 NAPEAGUE DR, FERNANDINA BEACH

85225 NAPEAGUE DR, FERNANDINA BEACH				XF DATE INC DATE						LAND DATE AG DATE		05/09/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080				
1,667.00	SF	10.00	10.00	100	2005	2005	3	84	14,003				
1.00	UT	5,000.00	5,000.00	100	2008	2008	3	31	1,550				
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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							

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NASSAU COUNTY PROPERTY PAGE 1 of 1 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		730,120
TOTAL MARKET OB/XF VALUE		56,169
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		941,289
SOH/AGL Deduction		472,598
ASSESSED VALUE		468,691
TOTAL EXEMPTION VALUE	VP HX HB VX	427,394
BASE TAXABLE VALUE		41,297
TOTAL JUST VALUE		941,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		882,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21212	POOL ENCLOSURE	9,265	03/01/2008
B21055	SWIM POOL	59,000	02/01/2008
M09625	OTHER	0	04/01/2005
P09123	OTHER	0	03/01/2005
E14345	ELEC OTHER	2,000	02/01/2005
R0507112	REPAIR/RRF	1,500	02/01/2005

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U V I RSN CD SALE PRICE
1467/0250	12/21/2006	WD U I	19 850,000
GRANTOR: WATSON CUSTOM HOMES I			
GRANTEE: WILLIS JOHN C III &			
1278/0213	12/03/2004	WD U V	19 148,000
GRANTOR: NORTH HAMPTON LLC			
GRANTEE: WATSON CUSTOM HOMES			

BUILDING NOTES			
BAS=[YR=2005] W4 FOP=[YR=2005] W37S6E6 D6 R6 E12 U6 R6 E7N6\$ S6W7 D6 L6 W12 U6 L6 W6N6W23S51E3 FGR=[YR=2005] S33E17N1E6N30W12N2W11\$ E11S2 E12N6E11 FOP=[YR=2005] S4 D2 R1 E9N9 W7 D3 L3 \$ U3 R3 E7S9E17N53\$ PTR=E10S33 FUS=[YR=2005] S19E6 UAT=[YR=2005] S34E15N6E5N5W5N8E5N5W5 N10W15\$ E30 U4 R4 N9 L3 U3 W9N4 W4 FST=[YR=2005] N7W6S7E6\$ W6 D1 L1 W17S33W10\$.			

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/09/2025 MLU

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TOTAL OB/XF 56,169																								
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Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS