

LOT 379
IN OR 1975/488
NORTH HAMPTON PHASE 3 PB 7/16

EVANS DAVID R & KAREN J ENGEL
85183 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0379-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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
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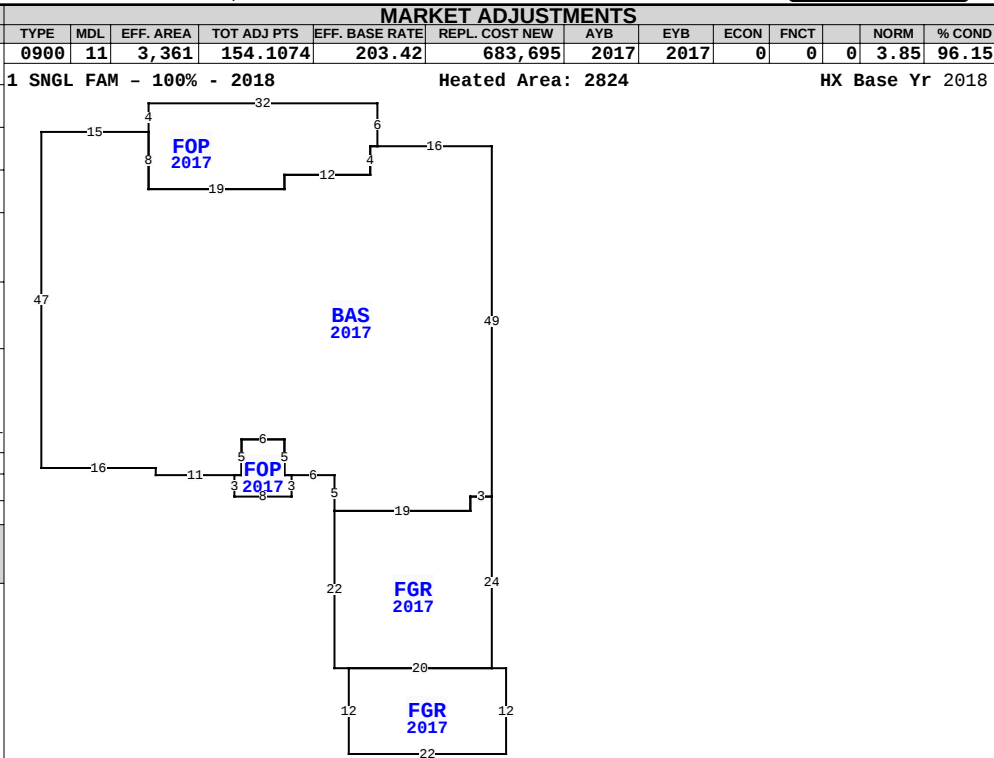
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,824	100	2017	2,824	552,341
FGR	264	55	2017	145	28,360
FGR	490	55	2017	270	52,808
FOP	54	30	2017	16	3,130
FOP	354	30	2017	106	20,733

TOTALS	3,986			3,361	657,373
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,312.00	SF	10.00
2	0861	POOL GUNIT	0	100	23	14	322.00	SF	85.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0911	SCRN RM A	0	100	0	0	864.00	SF	17.50
5	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00
6	0462	ST/AL FNC	0	100	198	4	792.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00

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



85183 NAPEAGUE DR, FERNANDINA BEACH

TOTAL OB/XF														
60,322														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0855	CONC PAVER	0	100	0	0	1,312.00	SF	10.00	10.00	100	2017	2017	3
2	0861	POOL GUNIT	0	100	23	14	322.00	SF	85.00	85.00	100	2017	2017	3
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3
4	0911	SCRN RM A	0	100	0	0	864.00	SF	17.50	17.50	100	2017	2017	3
5	0855	CONC PAVER	0	100	0	0	542.00	SF	10.00	10.00	100	2017	2017	3
6	0462	ST/AL FNC	0	100	198	4	792.00	SF	10.00	10.00	100	2017	2017	3
7	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2017	2017	3

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					657,373				
TOTAL MARKET OB/XF VALUE					60,322				
TOTAL LAND VALUE - MARKET					155,000				
TOTAL MARKET VALUE					872,695				
SOH/AGL Deduction					405,201				
ASSESSED VALUE					467,494				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					416,772				
TOTAL JUST VALUE					872,695				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					815,773				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008781	CO ISSUED	0	10/05/2017
17002567	NEW CONSTR	381,996	03/28/2017
17004838	SCRNENCLO	0	01/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1975/0488	4/20/2015	WD	Q	V	02	92,500	
GRANTOR: BELL RANDALL A							
GRANTEE: EVANS DAVID R & KAR							
1374/1633	12/19/2005	WD	Q	V		170,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: BELL RANDALL A							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017;ORIG=0,0] W16 W1 S4 W12 S2 W19 N8 W15 S47 E16 S1 E11 E1 N5 E6 S5 E1 E6 S5 E19 N2 E3 N49 \$									
FGR=[YR=2017;ORIG=-22,51] S22 E2 E20 N24 W3 S2 W19 \$									
FOP=[YR=2017;ORIG=-16,0] N6 W32 S4 S8 E19 N2 E12 N4 E1 \$									
FGR=[YR=2017;ORIG=-20,73] S12 E22 N12 W2 W20 \$									
FOP=[YR=2017;ORIG=-36,46] S3 E8 N3 W1 N5 W6 S5 W1 \$									