LOT 380
NORTH HAMPTON PHASE 3 PB 7/16

KARHATSU KARI J & PHYLLIS V
85151 NAPEAGUE DR
FERNANDINA BEACH, FL 32035

2025

12-2N-27-1460-0380-0000

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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

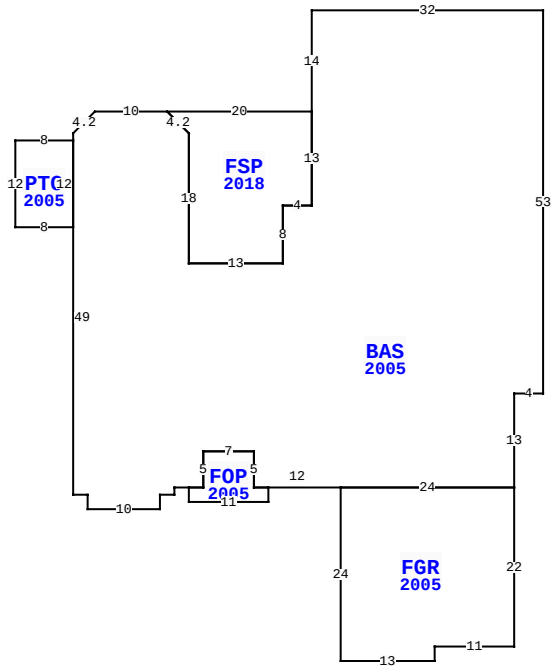
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,441	100	2005	3,441	642,937
FGR	554	55	2005	305	56,988
FOP	57	30	2005	17	3,176
FSP	330	40	2018	132	24,664
PTO	96	5	2005	5	934
TOTALS	4,478			3,900	728,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,900	148.2192	195.65	763,035	2005	2015	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2021 Heated Area: 3441 HX Base Yr 2021



85151 NAPEAGUE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		728,698
TOTAL MARKET OB/XF VALUE		26,908
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		910,606
SOH/AGL Deduction		336,314
ASSESSED VALUE		574,292
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		523,570
TOTAL JUST VALUE		910,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		849,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509910	H/AC	0	06/01/2005
P0509404	OTHER	0	05/01/2005
E14849	ELEC OTHER	2,000	04/01/2005
R07462	REPAIR/RRF	3,600	04/01/2005
B14896	FOUNDATION	2,500	04/01/2005
B14995	NEW CONSTR	237,604	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2422/1839	12/21/2020	WD	Q	I	02	705,000
GRANTOR: HENDRICKSON AMES D &						
GRANTEE: KARHATSU KARI J & P						
2174/1648	1/31/2018	WD	Q	I	01	590,000
GRANTOR: GILVEY WENDY IRENE						
GRANTEE: HENDRICKSON AMES D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W32 S14 FSP=[YR=2018] W20 R3 D3 S18 E13 N8 E4 N13$ S13 W4 S8 W13 N18 U3 L3 W10 D3 L3 S1 PTO=[YR=2005] W8 S12 E8 N12$ S49 E2 S2 E10 N2 E2 N1 E2 FOP=[YR=2005] S2 E11 N2 W2 N5 W7 S5 W2$ E2 N5 E7 S5 E12 FGR=[YR=2005] S24 E13 N2 E11 N22 W24$E24 N13 E4 N53$.

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	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
2	0845	KOOL DECK	0	100	0	0	304.00	SF	7.25	7.25	100	2005	2005	3	84	1,851	
3	0911	SCRN RM A	0	100	33	21	693.00	SF	17.50	17.50	100	2005	2005	3	22	2,668	
4	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	22	220	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
6	0812	CONCRETE C	0	100	0	0	1,746.00	SF	4.00	4.00	100	2005	2005	3	84	5,867	
7	1126	CB/STC 8"	0	100	27	0	81.00	SF	8.00	8.00	100	2005	2005	3	84	544	
8	0861	POOL GUNIT	0	100	26	14	364.00	SF	85.00	85.00	100	2005	2005	3	36	11,138	
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2005	2005	3	22	1,100	

LAND DESCRIPTION

TOTAL OB/XF 26,908

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS