LOT 387
IN OR 1982/232
ESMT OR 1454/29

BAGLIN RAYMOND E & CAROL A
85025 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0387-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

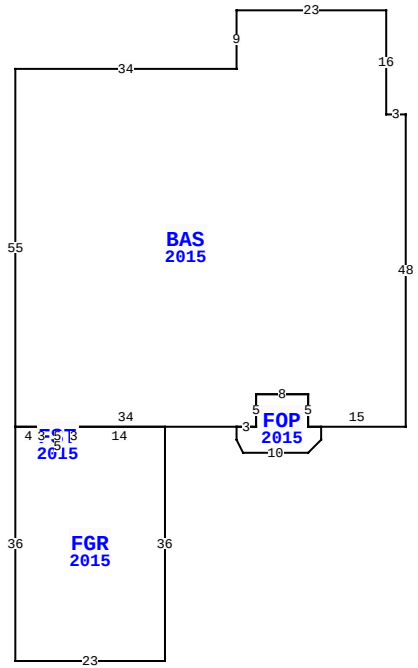
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,446	100	2015	3,446	612,671
FGR	813	55	2015	447	79,473
FOP	89	30	2015	27	4,800
FST	15	55	2015	8	1,423
TOTALS	4,363			3,928	698,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,928	140.3028	185.20	727,466	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2017 Heated Area: 3446 HX Base Yr 2017



85025 NAPEAGUE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		698,367
TOTAL MARKET OB/XF VALUE		8,232
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		861,599
SOH/AGL Deduction		433,183
ASSESSED VALUE		428,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		377,694
TOTAL JUST VALUE		861,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		800,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530944	NEW CONSTR	426,756	08/01/2015
P1518635	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0232	5/27/2015	WD	Q	V	01	46,500
GRANTOR: GOSHERT RAYMOND						
GRANTEE: BAGLIN RAYMOND E &						
1796/0038	5/31/2012	WD	Q	V	02	25,500
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: GOSHERT RAYMOND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W23 S9 W34 S55 FGR=[YR=2015] S36 E23 N36 W14 FST=[YR=2015] W5 S3 E5 N3$ S3 W5 N3 W4$ E34 FOP=[YR=2015] S2 D2 R1 E10 U2 R2 N2 W2 N5 W8 S5 W3$ E3 N5 E8 S5 E15 N48 W3 N16$.

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	0812	CONCRETE C	0	100	0	0	2,098.00	SF	4.00	4.00	100	2015	2015	3	95	7,972	
2	0810	CONCRETE A	0	100	0	0	33.00	SF	6.50	6.50	100	2015	2015	3	95	204	
3	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	2015	2015	3	95	56	

LAND DESCRIPTION

TOTAL OB/XF 8,232

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 02/03/2020 BY NWA Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/30/2025 BY SYS