LOT 360
IN OR 1499/482
NORTH HAMPTON PHASE 3 PB 7/16

BROOKS LIVING TRST/BROOKS TALCOTT K TRUSTEE
85084 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0360-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

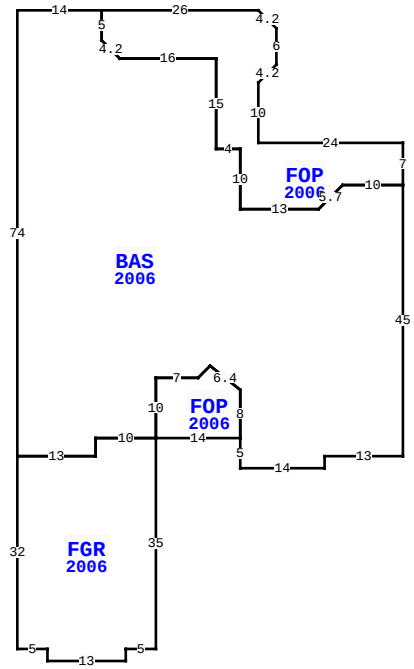
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	3,468	100	2006	3,468	598,488
FGR	792	55	2006	436	75,243
FOP	142	30	2006	43	7,421
FOP	582	30	2006	175	30,201
TOTALS	4,984			4,122	711,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,122	137.1850	190.69	786,024	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2007 Heated Area: 3468 HX Base Yr 2007



85084 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		711,352
TOTAL MARKET OB/XF VALUE		55,897
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		922,249
SOH/AGL Deduction		531,540
ASSESSED VALUE		390,709
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		334,298
TOTAL JUST VALUE		922,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		866,544

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18465	ADDITION	18,000	10/31/2006
B17702	ADDITION	8,500	05/01/2006
C17619	CO ISSUED	278,000	04/01/2006
P11024	OTHER	0	04/01/2006
R09208	REPAIR/RRF	2,100	04/01/2006
B17619	NEW CONSTR	278,000	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/0482	5/16/2007	WD	Q	I	01	100
GRANTOR: BROOKS TALCOTT K & JO						
GRANTEE: BROOKS TALCOTT K &						
1378/0522	1/03/2006	WD	U	V	21	177,500
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: BROOKS TALCOTT K &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,3] W10 D4L4 W13 N10 W4 N15 W16 U3L3 N5 W14 S74 E13 N3 E10 N10 E7 U2R2 D4R5 S8 S5 E14 N2 E13 N45 $
FGR=[YR=2006;ORIG=-64,48] S32 E5 S2 E13 N2 E5 N35 W10 S3 W13 $
FOP=[YR=2006;ORIG=0,3] N7 W24 N10 U3R3 N6 U3L3 W26 S5 D3R3 E16 S15 E4 S10 E13 U4R4 E10 $
FOP=[YR=2006;ORIG=-27,45] W14 N10 E7 U2R2 D4R5 S8 $
.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2006	2006	05	85	51,000	
5	1125	CB/STC 6"	0	100	0	0	296.00	SF	7.35	7.35	100	2006	2006	3	84	1,828	
6	0911	SCRN RM A	0	100	0	0	775.00	SF	18.00	18.00	100	2024	2006		22	3,069	

LAND DESCRIPTION

TOTAL OB/XF 55,897

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 03/26/2024 BY KWA Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS