LOT 369
NORTH HAMPTON PHASE 3 PB 7/16

COBLE SAMUEL NEWLIN & SANDRA MANGHAM
85260 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0369-0000

BUILDING CHARACTERISTICS

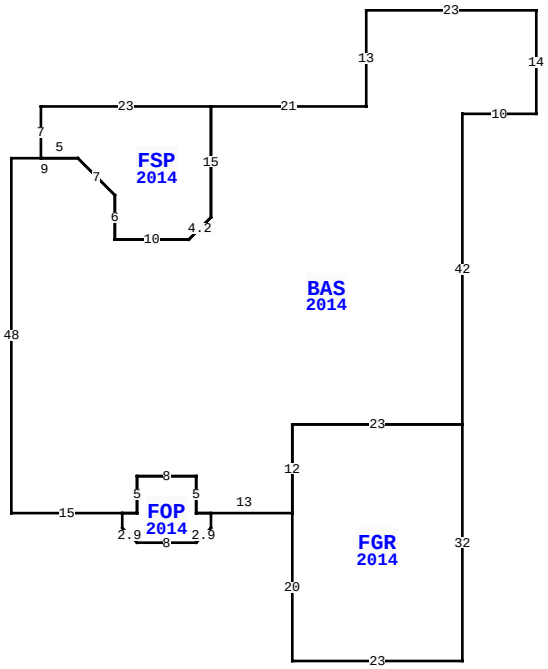
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	3,008	100	2014	3,008	529,938
FGR	736	55	2014	405	71,351
FOP	84	30	2014	25	4,405
FSP	312	40	2014	125	22,022
TOTALS	4,140			3,563	627,716

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,563	134.1252	186.43	664,250	2014	2014	0	0	0	5.50	94.50

1 SNGL FAM 100% - 2024 Heated Area: 3008 HX Base Yr 2024



85260 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		627,716
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		782,716
SOH/AGL Deduction		352,122
ASSESSED VALUE		430,594
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		379,183
TOTAL JUST VALUE		782,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		767,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328138	CO ISSUED	0	05/15/2014
B1328138	NEW CONSTR	370,311	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2634/1656	4/26/2023	WD	Q	I	02	780,000
GRANTOR: ANDERSON TIMOTHY A L/						
GRANTEE: COBLE SAMUEL NEWLIN						
2293/0177	7/24/2019	QC	U	I	11	500
GRANTOR: ANDERSON TIMOTHY A &						
GRANTEE: WICKHAM JAIME & SHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W23 S13 W21 FSP=[YR=2014] W23 S7 E5 D5 R5 S6 E10 U3 R3 N15 $ S15 D3 L3 W10N6 U5 L5 W9 S48 E15 FOP=[YR=2014] S2 R2 D2 E8 U2 R2 N2 W2 N5 W8 S5 W2 $ E2 N5 E8 S5 E13 FGR=[YR=2014] S20 E23 N32 W23 S12 $ N12 E23 N42 E10 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS