LOT 374
IN OR 1982/905
NORTH HAMPTON PHASE 3 PB 7/16

DAILEY BRUCE J & SHARON L
85275 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0374-0000

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

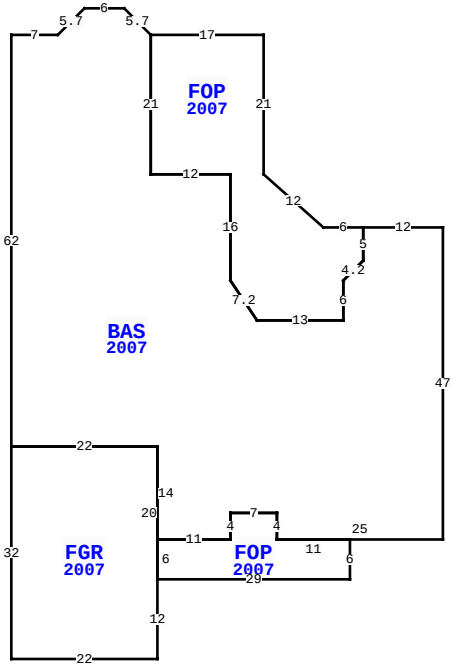
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,219	100	2007	3,219	561,604
FGR	704	55	2007	387	67,518
FOP	202	30	2007	61	10,642
FOP	679	30	2007	204	35,591
TOTALS	4,804			3,871	675,355

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,871	137.9268	191.72	742,148	2007	2007	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2016 Heated Area: 3219 HX Base Yr 2016



85275 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		675,355
TOTAL MARKET OB/XF VALUE		51,186
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		881,541
SOH/AGL Deduction		367,824
ASSESSED VALUE		513,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		462,306
TOTAL JUST VALUE		881,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		839,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19359	SWIM POOL	4,500	01/01/2007
M11989	MECH OTHER	0	08/01/2006
B18181	SWIM POOL	10,250	07/01/2006
E17718	ELEC OTHER	1,500	07/01/2006
P11353	OTHER	0	07/01/2006
C18009	CO ISSUED	0	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0905	5/07/2015	SW	U	I	12	451,000
GRANTOR: CITIGROUP MORTGAGE LO						
GRANTEE: DAILEY BRUCE J & SH						
1959/1012	1/26/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: CITIGROUP MORTGAGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] W6 U8 L9 N21 W17 S21 E12 S16 R4 D6 E13 N6 R3 U3 N5$ S5 D3 L3 S6 W13 U6 L4 N16 W12 N21 U4 L4 W6 D4 L4 W7 S62 FGR=[YR=2007] S32 E22 N12 FOP=[YR=2007] E29 N6 W11 N4 W7 S4 W11 S6$ N20 W22$ E22 S14 E11 N4 E7 S4 E25 N47$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2007	2007	04	85	42,500	
4	0911	SCRN RM A	0	100	0	0	756.00	SF	18.00	18.00	100	2007	2007	3	24	3,266	
6	1123	CB 8"	0	100	0	0	209.00	SF	6.15	6.15	100	2007	2007	3	86	1,105	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 51,186

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