LOT 375
NORTH HAMPTON PHASE 3 PB 7/16

PETERS JEFFREY W & TERESA C
85259 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0375-0000

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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

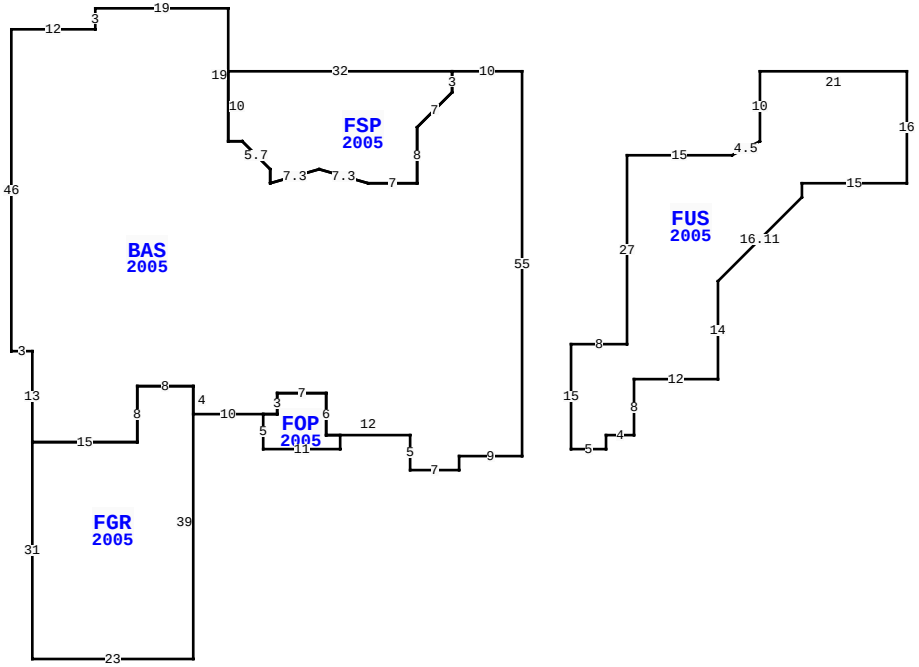
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,529	100	2005	3,529	457,136
FGR	777	55	2005	427	55,312
FOP	70	30	2005	21	2,721
FSP	418	40	2005	167	21,632
FUS	998	100	2005	998	129,278
TOTALS	5,792			5,142	666,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,142	103.5500	143.93	740,088	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2026 Heated Area: 4527 HX Base Yr 2026



85259 NAPEAGUE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		666,079
TOTAL MARKET OB/XF VALUE		86,859
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		907,938
SOH/AGL Deduction		0
ASSESSED VALUE		907,938
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		856,527
TOTAL JUST VALUE		907,938
NCON VALUE		83,814
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		917,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250010177	ADD POOL ENCLOSUR	12,300	09/10/2025
SP250004082	PRIVATE PROVIDER	129,175	04/17/2025
B23-06530	12 NEW WINDOWS	12,144	04/26/2022
B14636	NEW CONSTR	450,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/930	1/30/2025	WD	Q	I	03	952,500
GRANTOR: O'KEEFE DENNIS & DIAN						
GRANTEE: PETERS JEFFREY W &						
1886/1972	10/25/2013	WD	Q	I	02	555,000
GRANTOR: GRIMES JULIAN SCOTT &						
GRANTEE: O'KEEFE DENNIS & DI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W10 FSP=[YR=2005] W32 S10 E2 D4 R4 S2 U2 R7 D2 R7 E7 N8 U5 R5 N3$ S3 D5 L5 S8 W7 U2 L7 D2 L7 N2 U4 L4 W2 N19 W19 S3 W12 S46 E3 S13 FGR=[YR=2005] S31 E23 N39 W8 S8 W15$ E15 N8 E8 S4 E10 FOP=[YR=2005] S5 E11 N2 W2 N6 W7 S3 W2$ E2 N3 E7 S6 E12 S5 E7 N2 E9 N55$ PTR=E55 FUS=[YR=2005] W21 S10 D2 L4 W15 S27 W8 S15 E5 N2 E4 N8 E12 N14 R12 U12 N2 E15 N16$ W55$.

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	2005	2005	3	87	3,045	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2026	2025	05	100	60,000	
6	0912	SCRN RM G	0	100	42	27	1,134.00	SF	21.00	21.00	100	2026	2025		100	23,814	

LAND DESCRIPTION

TOTAL OB/XF 86,859

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 02/23/2024 BY NWA Total Acres: 0.00 Total Land Value: 155,000 Market: 0 Agricultural: 0 Common: 155,000 PRINTED 07/09/2026 BY SYS