LOT 377
NORTH HAMPTON PHASE 3 PB 7/16

WILLIS FAMILY TRUST/WILLIS JOHN C III TRUSTEE
85225 NAPEAGUE DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0377-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

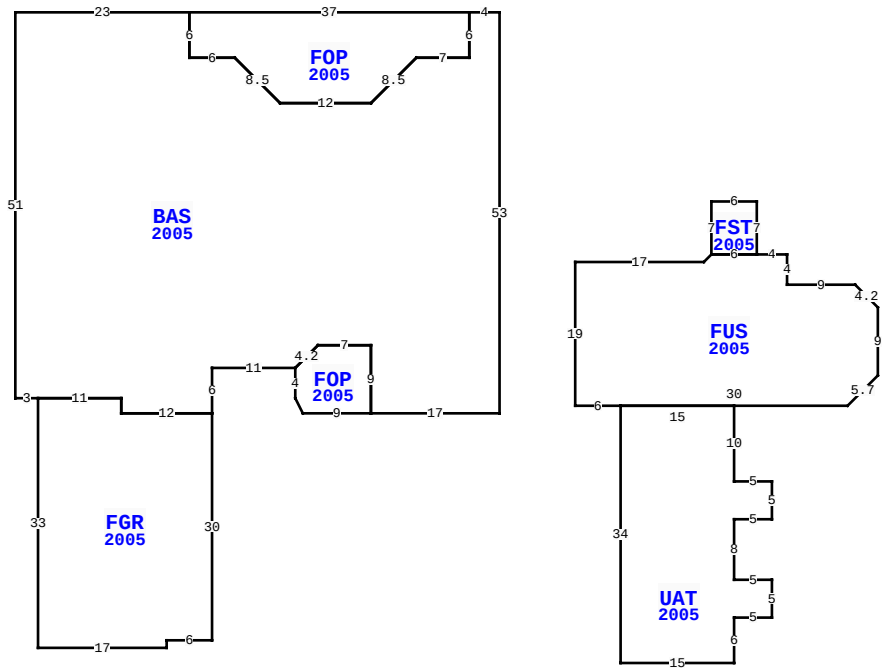
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	2,883	100	2005	2,883	523,585
FGR	729	55	2005	401	72,826
FOP	85	30	2005	26	4,722
FOP	330	30	2005	99	17,979
FST	42	55	2005	23	4,177
FUS	722	100	2005	722	131,123
UAT	560	10	2005	56	10,170
TOTALS	5,351			4,210	764,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	4,210	145.1736	201.79	849,536	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2007 Heated Area: 3605 HX Base Yr 2007



85225 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		764,582
TOTAL MARKET OB/XF VALUE		56,848
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		976,430
SOH/AGL Deduction		495,084
ASSESSED VALUE		481,346
TOTAL EXEMPTION VALUE	VP HX HB VX	438,853
BASE TAXABLE VALUE		42,493
TOTAL JUST VALUE		976,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		941,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21212	POOL ENCLOSURE	9,265	03/01/2008
B21055	SWIM POOL	59,000	02/01/2008
M09625	OTHER	0	04/01/2005
P09123	OTHER	0	03/01/2005
E14345	ELEC OTHER	2,000	02/01/2005
R0507112	REPAIR/RRF	1,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2848/1074	2/11/2026	WD	U	I	11	100
GRANTOR: WILLIS JOHN C III & V						
GRANTEE: WILLIS FAMILY TRUST						
1467/0250	12/21/2006	WD	U	I	19	850,000
GRANTOR: WATSON CUSTOM HOMES I						
GRANTEE: WILLIS JOHN C III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W4 FOP=[YR=2005] W37S6E6 D6 R6 E12 U6 R6 E7N6$ S6W7 D6 L6 W12 U6 L6 W6N6W23S51E3 FGR=[YR=2005] S33E17N1E6N30W12N2W11$ E11S2 E12N6E11 FOP=[YR=2005] S4 D2 R1 E9N9 W7 D3 L3 $ U3 R3 E7S9E17N53$ PTR=E10S33 FUS=[YR=2005] S19E6 UAT=[YR=2005] S34E15N6E5N5W5N8E5N5W5 N10W15$ E30 U4 R4 N9 L3 U3 W9N4 W4 FST=[YR=2005] N7W6S7E6$ W6 D1 L1 W17$N33W10$.

EXTRA FEATURES

L N	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	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2008	2008	3	27	1,350	
4	0911	SCRN RM A	0	100	0	0	2,048.00	SF	18.00	18.00	100	2008	2008	3	27	9,953	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 56,848

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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