

LOT 379
IN OR 1975/488
NORTH HAMPTON PHASE 3 PB 7/16

EVANS DAVID R & KAREN J ENGEL
85183 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0379-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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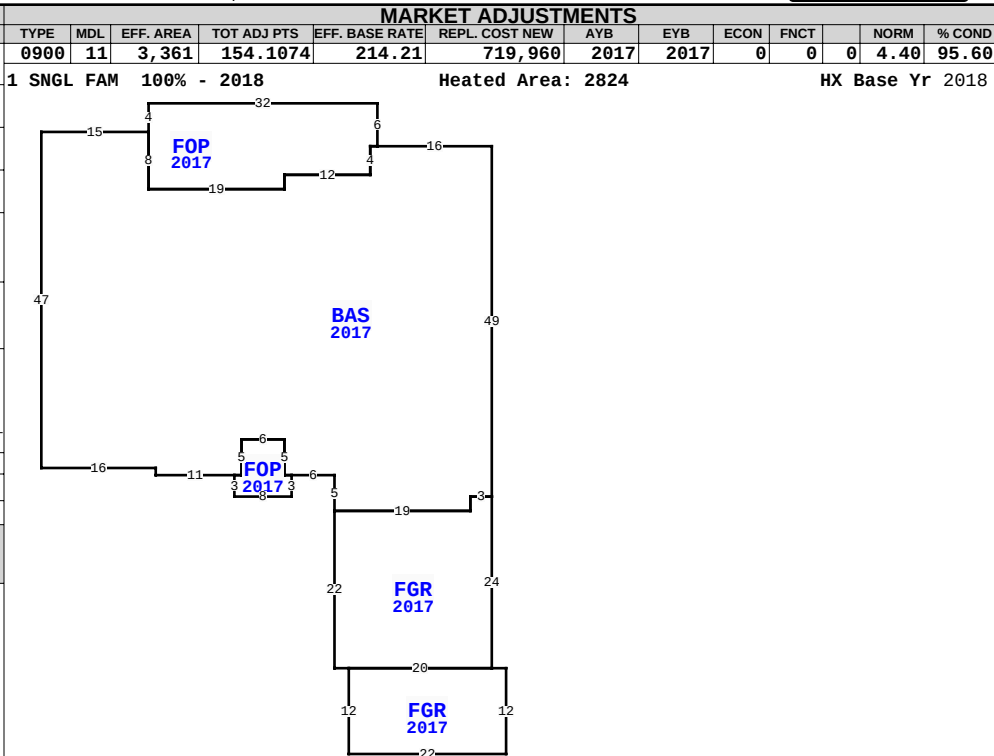
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,824	100	2017	2,824	578,312
FGR	264	55	2017	145	29,693
FGR	490	55	2017	270	55,292
FOP	54	30	2017	16	3,276
FOP	354	30	2017	106	21,707

TOTALS	3,986			3,361	688,282
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EXTRA FEATURES		BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
L N	OB/XF CODE	DESCRIPTION														
2	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00	50,000.00	100	2017	2017	04	95	47,500
3	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2017	2017	3	97	1,940
4	0911	SCRN RM A	0	100	0	0		864.00	SF 18.00	18.00	100	2017	2017	3	70	10,886

LAND DESCRIPTION		CLAS	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
L N	USE CODE																							
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



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

85183 NAPEAGUE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
D	VALUATION SUMMARY		
0	VALUATION BY	STANDARD	
3	Tax Group: 4	Tax Dist:	
	BUILDING MARKET VALUE	688,282	
	TOTAL MARKET OB/XF VALUE	60,326	
	TOTAL LAND VALUE - MARKET	155,000	
	TOTAL MARKET VALUE	903,608	
	SOH/AGL Deduction	423,492	
	ASSESSED VALUE	480,116	
	TOTAL EXEMPTION VALUE	HX HB	51,411
	BASE TAXABLE VALUE	428,705	
	TOTAL JUST VALUE	903,608	
	NCON VALUE	0	
	INCOME VALUE		
	PREVIOUS YEAR MKT VALUE	872,695	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008781	CO ISSUED	0	10/05/2017
17002567	NEW CONSTR	381,996	03/28/2017
17004838	SCRNENCLO	0	01/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1975/0488	4/20/2015	WD	Q	V	02
					92,500
GRANTOR: BELL RANDALL A					
GRANTEE: EVANS DAVID R & KAR					
1374/1633	12/19/2005	WD	Q	V	
					170,000
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: BELL RANDALL A					

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2017;ORIG=0,0] W16 W1 S4 W12 S2 W19 N8 W15 S47 E16 S1 E11 E1 N5 E6 S5 E1 E6 S5 E19 N2 E3 N49 \$	
FGR=[YR=2017;ORIG=-22,51] S22 E2 E20 N24 W3 S2 W19 \$	
FOP=[YR=2017;ORIG=-16,0] N6 W32 S4 S8 E19 N2 E12 N4 E1 \$	
FGR=[YR=2017;ORIG=-20,73] S12 E22 N12 W2 W20 \$	
FOP=[YR=2017;ORIG=-36,46] S3 E8 N3 W1 N5 W6 S5 W1 \$	

LAND DESCRIPTION										TOTAL OB/XF										60,326									
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												
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