LOT 381
NORTH HAMPTON PHASE 3 PB 7/16

AKER NEAL P & SHARON S L/E/
85125 NAPEAGUE DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0381-0000

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	13	LVT/LAMNT 100
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	06	Quality Level 06

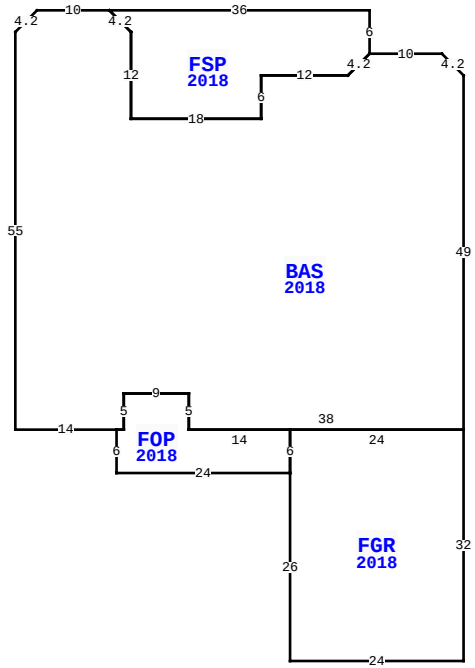
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,059	100	2018	3,059	577,960
FGR	768	55	2018	422	79,731
FOP	189	30	2018	57	10,769
FSP	405	40	2018	162	30,608
TOTALS	4,421			3,700	699,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	11	3,700	140.8590	195.79	724,423	2018	2018	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2019 Heated Area: 3059 HX Base Yr 2019



85125 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		699,068
TOTAL MARKET OB/XF VALUE		64,230
TOTAL LAND VALUE - MARKET		155,000
TOTAL MARKET VALUE		918,298
SOH/AGL Deduction		567,023
ASSESSED VALUE		351,275
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		299,864
TOTAL JUST VALUE		918,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		885,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260002027	ADDITION TO SCREE	17,804	02/26/2026
18008521	CO ISSUED	0	08/21/2018
18006772	ADDITION	25,334	07/02/2018
18002660	SWIM POOL	50,600	03/14/2018
18004902	ADDITION	21,940	01/01/2018
17010654	NEW CONSTR	403,994	12/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2836/1275	12/18/2025	LE	U	I	11	100
GRANTOR: AKER NEAL P & SHARON						
GRANTEE: AKER NEAL & SHARON						
2056/0212	6/30/2016	WD	Q	V	02	93,000
GRANTOR: STHAIR VINCE & OKYO						
GRANTEE: AKER NEAL P & SHARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] U3 L3 W10 FSP=[YR=2018] N6 W36 D3 R3 S12 E18 N6 E12 U3 R3 $ L3 D3 W12 S6 W18 N12 U3 L3 W10 L3 D3 S55 E14 FOP=[YR=2018] S6 E24 FGR=[YR=2018] S26 E24 N32 W24 S6$ N6 W14 N5 W9 S5 W1$ E1 N5 E9 S5 E38 N49$.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
4	0911	SCRN RM A	0	100	0	0	1,256.00	SF	18.00	18.00	100	2018	2018	3	74	16,730	

LAND DESCRIPTION

TOTAL OB/XF 64,230

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