



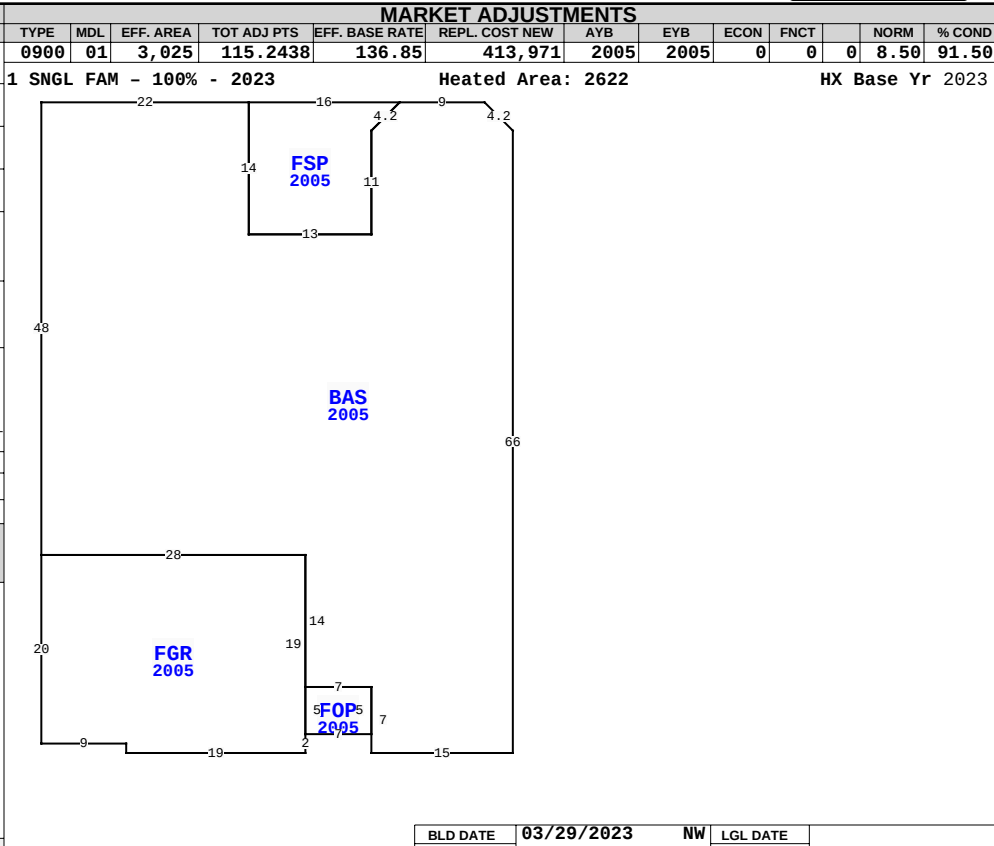
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,622	100	2,622	328,321
FGR	579	55	318	39,819
FOP	35	30	10	1,253
FSP	187	40	75	9,392
TOTALS	3,423		3,025	378,783

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0811	CONCRETE B	0 100	0	0	977.00	SF	5.20	5.20	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



85052 SAGAPONACK DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
7,570											
Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		378,783	
TOTAL MARKET OB/XF VALUE		7,570	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		513,853	
SOH/AGL Deduction		0	
ASSESSED VALUE		513,853	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		463,853	
TOTAL JUST VALUE		513,853	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		399,943	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509675	H/AC	0	05/01/2005
E14774	ELEC OTHER	0	04/01/2005
P09317	OTHER	0	04/01/2005
R07256	REPAIR/RRF	6,000	02/01/2005
B14605	NEW CONSTR	260,000	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2565/0566	5/24/2022	WD Q	I	02	SALE PRICE 475,000
GRANTOR: GLORY DWELLERS LLC					
GRANTEE: JOELLA EDMUND FRANK					
2463/0636	5/19/2021	WD U	I	30	302,500
GRANTOR: HUDSON FRASER P & LAU					
GRANTEE: GLORY DWELLERS LLC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] L3 U3 W9 FSP=[YR=2005] W16 S14 E13 N11 R3 U3 \$ D3 L3 S11 W13 N14 W22 S48 FGR=[YR=2005] S20 E9 S1 E19 N2 FOP=[YR=2005] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S7 E15 N66\$.											