LOT 540
NORTH HAMPTON PHASE 5 PB 7/24

EBBERTS DOUGLAS E & LYNETTE
85072 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0540-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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

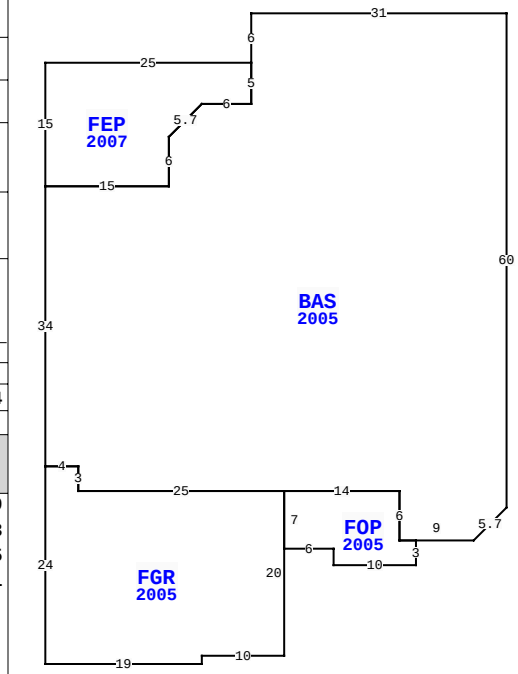
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,873	100	2,873	355,229
FEP	283	80	226	27,943
FGR	611	55	336	41,545
FOP	120	30	36	4,451
TOTALS	3,887		3,471	429,168

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,471	113.7948	135.13	469,036	2005	2005	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2020 Heated Area: 2873 HX Base Yr 2020



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85072 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,168
TOTAL MARKET OB/XF VALUE		7,674
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		564,342
SOH/AGL Deduction		217,624
ASSESSED VALUE		346,718
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		296,718
TOTAL JUST VALUE		564,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18673	ADDITION	19,130	10/01/2006
M09960	MECH OTHER	0	07/01/2005
E0514904	ELEC OTHER	2,000	05/01/2005
P0509459	OTHER	0	05/01/2005
R07255	REPAIR/RRF	6,000	02/01/2005
B14604	NEW CONSTR	260,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2278/1053	5/31/2019	WD	Q	I	01	337,000
GRANTOR: YARMER CHAD A & KRIST						
GRANTEE: EBBERTS DOUGLAS E &						
1359/0492	10/17/2005	WD	Q	I		350,900
GRANTOR: MORRISON HOMES INC						
GRANTEE: YARMER CHAD A & KRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W31S6FEP=[YR=2007] W25S15E15 N6 U4 R4 E6N5$S5W6 L4 D4 S6W15 S34FGR=[YR=2005] S24E19N1E10N20W25N3 W4$E4S3E25FOP=[YR=2005] S7E6S2E10N3 W2N6W14$E14S6E9 U4 R4 N60$.

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	90	3,150	
2	0811	CONCRETE B	0	100	0	0	1,000.00	SF	5.20	5.20	100	2005	2005	3	87	4,524	

LAND DESCRIPTION

TOTAL OB/XF 7,674

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 09/25/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS