LOT 541
IN OR 2116/58
NORTH HAMPTON PHASE 5 PB 7/24

KRUSHIN JOSEPH L & SANDRA A
85084 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0541-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

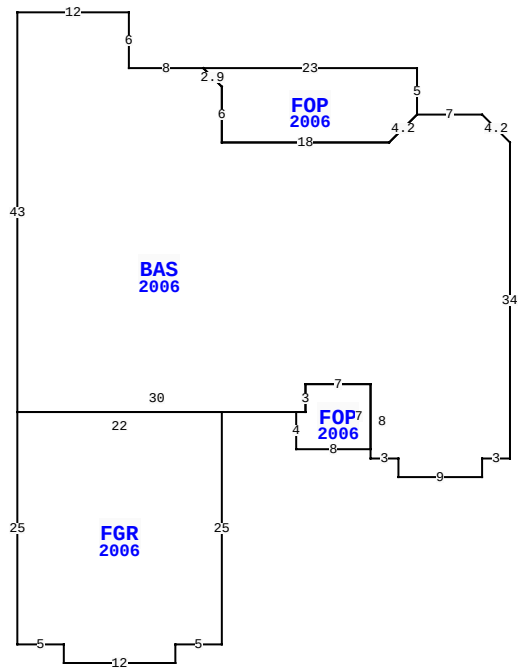
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,885	100	1,885	252,586
FGR	574	55	316	42,343
FOP	53	30	16	2,144
FOP	166	30	50	6,700
TOTALS	2,678		2,267	303,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	122.6568	145.65	330,189	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2018 Heated Area: 1885 HX Base Yr 2018



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

85084 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,774
TOTAL MARKET OB/XF VALUE		4,481
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		435,755
SOH/AGL Deduction		188,022
ASSESSED VALUE		247,733
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		197,733
TOTAL JUST VALUE		435,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17848	ELEC OTHER	2,200	08/01/2006
M11886	MECH OTHER	0	08/01/2006
P11369	OTHER	0	07/01/2006
C17863	CO ISSUED	309,040	05/01/2006
R09358	REPAIR/RRF	1,500	05/01/2006
B17863	NEW CONSTR	309,040	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/0058	4/24/2017	WD	Q	I	02	280,000
GRANTOR: KANE FRANICS M JR & J						
GRANTEE: KRUSHIN JOSEPH L &						
1460/1577	11/22/2006	WD	Q	I		324,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KANE FRANCIS M JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 W7 FOP=[YR=2006] N5 W23 D2 R2 S6 E18 U3 R3 $ D3 L3 W18 N6 U2 L2 W8 N6 W12 S43
FGR=[YR=2006] S25 E5 S2 E12 N2 E5 N25 W22 $ E30
FOP=[YR=2006] S4 E8 N7 W7 S3 W1 $ E1 N3 E7 S8 E3 S2 E9 N2 E3 N34 $.

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	0812	CONCRETE C	0	100	0	0	1,273.00	SF	4.00	4.00	100	2006	2006	3	88	4,481	

LAND DESCRIPTION

TOTAL OB/XF 4,481

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 04/24/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS