



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	2,182	100	2,182	279,037
FGR	470	55	258	32,994
FOP	80	30	24	3,069
FSP	206	40	82	10,487
TOTALS	2,938		2,546	325,585

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,546	116.4240	138.25	351,984	2007	2007	0	0	7.50	92.50
1 SNGL FAM - 50% - 0 Heated Area: 2182 HX Base Yr											
85110 SAGAPONACK DR, FERNANDINA BEACH											

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	12/13/2007	RK	LAND DATE
INC DATE			AG DATE

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	LAND USE DESCRIPTION
1	000135	C	SFR CNSVTN

NASSAU COUNTY PROPERTY	
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VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	325,585
TOTAL MARKET OB/XF VALUE	6,571
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	459,656
SOH/AGL Deduction	129,234
ASSESSED VALUE	330,422
TOTAL EXEMPTION VALUE	HA HAB 50,000
BASE TAXABLE VALUE	280,422
TOTAL JUST VALUE	459,656
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	354,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17873	ELEC OTHER	1,900	08/01/2006
M11950	MECH OTHER	0	08/01/2006
C17925	CO ISSUED	0	06/01/2006
B0617925	NEW CONSTR	328,565	06/01/2006
R0609373	REPAIR/RRF	1,500	06/01/2006

SALES DATA	
OFF RECORD Number	DATE
2525/0164	12/03/2021
GRANTOR: ROBERTS JEFFREY R JR	
GRANTEE: LIGHT LAURA T & THO	
2125/1965	6/08/2017
GRANTOR: ALLEN CRAIG & STACEY	
GRANTEE: ROBERTS JEFFREY R J	

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2007]	W17 FSP=[YR=2007]
S4 W20 N4 W12 S48 E11 FOP=[YR=2007]	S8 E9 N6 W2 N4 W6 S2 W1
\$ E1 N2 E6 S4 E12 FGR=[YR=2007]	S14 E20 N23 W7 N2 W5 S2 W8
S9 \$ N9 E8 N2 E5 S2 E7 N41 \$	.