

LOT 548
NORTH HAMPTON PHASE 5 PB 7/24

MILLER STEVEN SCOTT & JODY LYNN
PO BOX 280
SAG HARBOR, NY 11963

2023

12-2N-27-1460-0548-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,672	100	2,672	326,823
FGR	579	55	318	38,896
FOP	42	30	13	1,590
FSP	187	40	75	9,173
FUS	346	100	346	42,321
TOTALS	3,826		3,424	418,803

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0812	CONCRETE C	0	0	0	0	1,025.00	SF	4.00	4.00	100	2006	2006	3

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,424	111.9594	132.95	455,221	2006	2006	0	0	0	8.00	92.00
1 SNGL FAM - 0% - 2023 Heated Area: 3018 HX Base Yr												

85172 SAGAPONACK DR, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE									
XF DATE									
INC DATE									
LAND DATE									
AG DATE									

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					418,803				
TOTAL MARKET OB/XF VALUE					3,608				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					549,911				
SOH/AGL Deduction					0				
ASSESSED VALUE					549,911				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					549,911				
TOTAL JUST VALUE					549,911				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					431,539				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0611174	OTHER	0	06/01/2006
M11451	MECH OTHER	0	05/01/2006
E17110	ELEC OTHER	2,000	04/01/2006
P10809	NEW CONSTR	0	03/01/2006
C17099	CO ISSUED	250,000	02/01/2006
R08898	REPAIR/RRF	5,000	02/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2608/1630	12/16/2022	WD	Q	I	01	560,000			
GRANTOR:HALL JEFFREY H & LISA									
GRANTEE:MILLER STEVEN SCOTT									
1436/1395	8/11/2006	WD	Q	I		440,700			
GRANTOR:MORRISON HOMES INC									
GRANTEE:HALL JEFFREY H & LI									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] L3 U3 W9 FSP=[YR=2006] W16 S14 E13 N11 R3 U3 \$ D3 L3 S11 W13 N14 W22 S49 FGR=[YR=2006] S20 E9 S1 E19 N1 FOP=[YR=2006] E7 N6 W7 S6\$ N20 W28\$ E28 S14 E7 S7 E15 N67\$ PTR=E15 FUS=[YR=2006] E22 S13 W6 S9 W4 N7 W12 N15\$ W15\$.									