

LOT 552
IN OR 1678/1495
NORTH HAMPTON PHASE 5 PB 7/24

DENISON JAMES L
85220 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

2023

12-2N-27-1460-0552-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,784	100	2,784	329,099
FGR	626	55	344	40,665
FOP	134	30	40	4,729
FSP	265	40	106	12,530
FUS	382	100	382	45,156
TOTALS	4,191		3,656	432,178

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,253.00	SF	4.00	4.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,656	108.2025	128.49	469,759	2006	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2023 Heated Area: 3166 HX Base Yr											

85220 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 432,178											
TOTAL MARKET OB/XF VALUE 7,596											
TOTAL LAND VALUE - MARKET 127,500											
TOTAL MARKET VALUE 567,274											
SOH/AGL Deduction 0											
ASSESSED VALUE 567,274											
TOTAL EXEMPTION VALUE 13 567,274											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 567,274											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 444,121											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11869	MECH OTHER	0	08/01/2006
E17695	ELEC OTHER	2,000	07/01/2006
C17853	C0 ISSUED	300,000	05/01/2006
R09351	REPAIR/RRF	5,000	05/01/2006
P11163	OTHER	0	05/01/2006
B17853	NEW CONSTR	300,000	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1678/1495	4/28/2010	WD	U	I	12	260,000	
GRANTOR: HSBC BANK USA							
GRANTEE: DENISON JAMES L							
1646/1374	11/02/2009	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: HSBC BANK USA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2006] N15 W24 S5 E7 D3 R3 S7 E14 \$ BAS=[YR=2006] W14 N7 U3 L3 W7 N11 W31 S60 D3 R3 E7 FOP=[YR=2006] S4 E12 N2 E4 N8 W13 S6 W3 \$ E3 N6 E13 FGR=[YR=2006] S20 E10 S2 E19 N24 W4 S2 W25 \$ E25 N4 E4 N32 \$ PTR=E30 FUS=[YR=2006] E8 S12 E14 S13 W22 N25 \$ W30 \$.											