LOT 554
IN OR 2043/1455
NORTH HAMPTON PHASE 5 PB 7/24

BRYANT GERALD & MELISSA
85246 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0554-0000

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 70
Interior Floo	14	CARPET 30
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

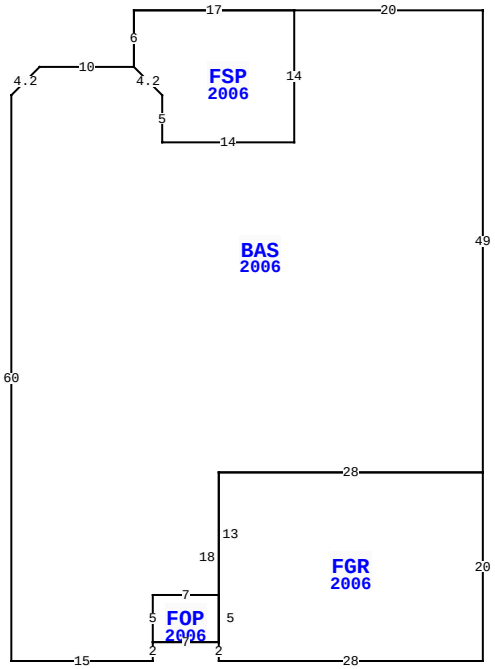
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,794	100	2,794	351,179
FGR	560	55	308	38,713
FOP	35	30	10	1,257
FSP	219	40	88	11,061
TOTALS	3,608		3,200	402,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,200	115.0506	136.62	437,184	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2017 Heated Area: 2794 HX Base Yr 2017



85246 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		402,209
TOTAL MARKET OB/XF VALUE		7,437
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		537,146
SOH/AGL Deduction		228,915
ASSESSED VALUE		308,231
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		258,231
TOTAL JUST VALUE		537,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17808	ELEC OTHER	2,000	08/01/2006
M11812	MECH OTHER	0	07/01/2006
C17794	CO ISSUED	290,000	05/01/2006
C17794	CO ISSUED	290,000	05/01/2006
R09323	REPAIR/RRF	5,000	05/01/2006
P11165	OTHER	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2043/1455	4/28/2016	WD	Q	I	01	336,500
GRANTOR: RICHARD MADELINE						
GRANTEE: BRYANT GERALD & MEL						
1670/1134	3/09/2010	WD	U	I	12	196,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: RICHARD MADELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FSP=[YR=2006] W17 S6 D3 R3 S5 E14 N14$ W17S6 W10 D3 L3 S60 E15 N2 FOP=[YR=2006] N5 E7 S5 W7 $ E7FGR=[YR=2006] S2 E28 N 20 W28 S13 S5 $ N18 E28 N49 $.

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	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,208.00	SF	4.00	4.00	100	2006	2006	3	88	4,252	

LAND DESCRIPTION

TOTAL OB/XF 7,437

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 04/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS