



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		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	2,000	100	2,000	250,866
FGR	720	55	396	49,672
FOP	108	30	32	4,014
FOP	264	30	79	9,909

TOTALS	3,092		2,507	314,460
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	1,294.00	SF	4.00	

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

REVIEW DATE	09/25/2019	BY	TW
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,507	114.8112	136.34	341,804	2006	2006	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2000 HX Base Yr 2022									

85336 SAGAPONACK DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	1,294.00	SF	4.00	4.00	100	2006	2006	3	88	4,555	

TOTAL OB/XF										7,740						
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	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00	Total Land Value: 127,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		314,460	
TOTAL MARKET OB/XF VALUE		7,740	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		449,700	
SOH/AGL Deduction		91,616	
ASSESSED VALUE		358,084	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		308,084	
TOTAL JUST VALUE		449,700	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,654	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17926	ELEC OTHER	2,000	08/01/2006
M11958	MECH OTHER	0	08/01/2006
C17772	C0 ISSUED	290,000	05/01/2006
P11166	OTHER	0	05/01/2006
R09311	REPAIR/RRF	5,000	05/01/2006
B17772	NEW CONSTR	290,000	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2281/1218	5/16/2019	SW	Q	I	01	275,000	
GRANTOR: RMAC TRUST							
GRANTEE: STONE CLARENCE & RE							
2231/1896	10/22/2018	CT	U	I	18	100	
GRANTOR: CLERK OF COURT							
GRANTEE: RMAC TRUST							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W9 FOP=[YR=2006] D4 L4 S 6 W10 N10 E14 \$ W14 N12 W27 S40 FGR=[YR=2006] W10 S24 E30 N24 W20 \$ E20 S10 FOP=[YR=2006] E11 N7 E6 S7 E2 S2 E9 N2 E2 S8 W30 N8 \$ E11 N7 E6 S7 E2 S2 E9 N2 E2 N38 \$.									