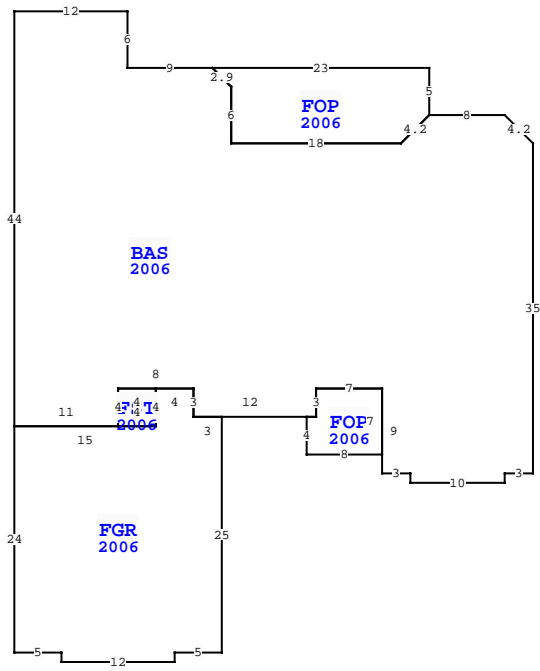


BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	16 WD FR STUC 100			
Roof Structur	08 IRREGULAR 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 70			
Interior Floo	11 CLAY TILE 30			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
Bathrooms	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	1,954	100	1,954	259,253
FGR	559	55	307	40,732
FOP	53	30	16	2,122
FOP	166	30	50	6,634
FST	16	55	9	1,194
TOTALS	2,748		2,336	309,935

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,336	118.2321	140.40	327,974	2006	2011	0	0	5.50	94.50	
1 SNGL FAM - 100% - 2022 Heated Area: 1954 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			309,935
TOTAL MARKET OB/XF VALUE			7,479
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			444,914
SOH/AGL Deduction			0
ASSESSED VALUE			444,914
TOTAL EXEMPTION VALUE	13		444,914
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			444,914
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007307	REMODEL	5,000	05/11/2022
P11119	OTHER	0	05/01/2006
C17601	CO ISSUED	324,715	04/01/2006
R09199	REPAIR/RRF	1,500	04/01/2006
B17601	NEW CONSTR	324,715	04/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2379/0883	7/23/2020	WD	Q	I	01	285,000
GRANTOR: BRYANT SUZANNE						
GRANTEE: LYBARGER KENDI L &						
2061/0615	3/01/2014	QC	U	I	11	100
GRANTOR: BRYANT DAVID C & SUZA						
GRANTEE: BRYANT SUZANNE						

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	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	1,220.00	SF	4.00	4.00	100	2006	2006	3	88	4,294	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	

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

BUILDING NOTES	
85362 SAGAPONACK DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2006] U3 L3 W8 FOP=[YR=2006] N5 W23 D2 R2 S6 E18 U3 R3 \$ D3 L3 W18 N6 U2 L2 W9 N6 W12 S44 FGR=[YR=2006] S24 E5 S1 E12 N1 E5 N25 W3 N3 W4 FST=[YR=2006] S4 W4 N4 E4\$ S4 W15\$ E11 N4 E8 S3 E12 FOP=[YR=2006] S4 E8 N7 W7 S3 W1\$ E1 N3 E7 S9 E3 S1 E10 N1 E3 N35\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	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								