



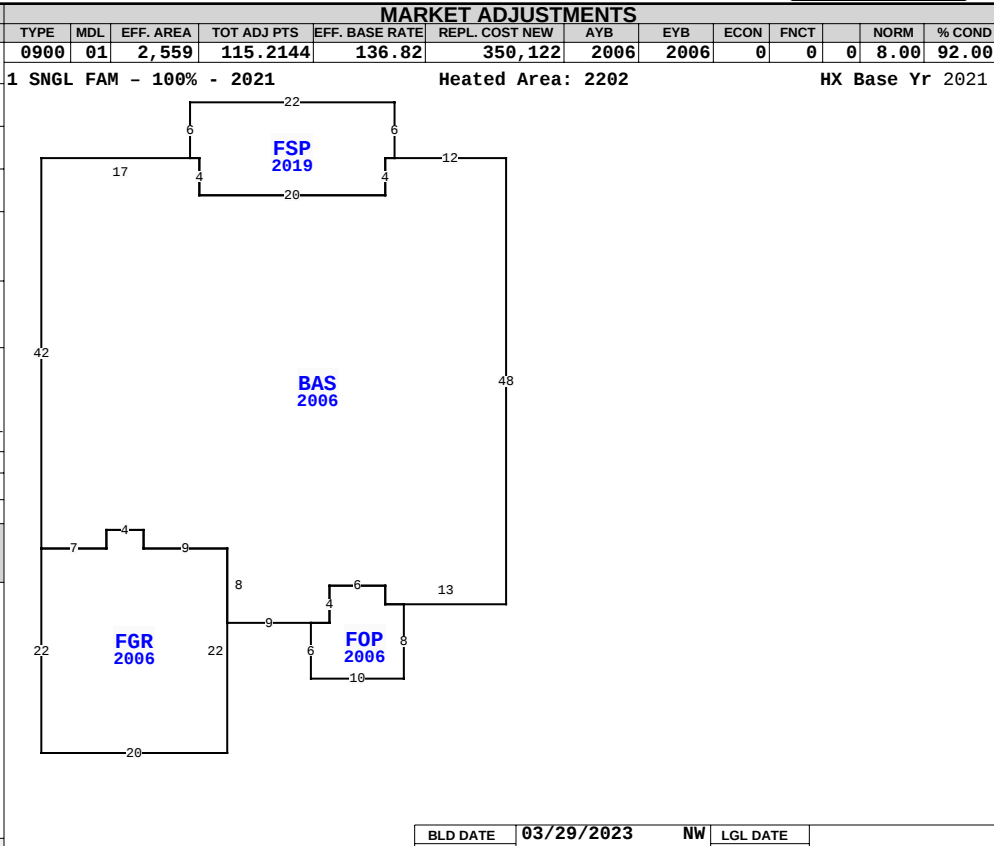
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,202	100	2,202	277,176
FGR	448	55	246	30,965
FOP	88	30	26	3,272
FSP	212	40	85	10,700
TOTALS	2,950		2,559	322,112

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	

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



85414 SAGAPONACK DR, FERNANDINA BEACH											
TOTAL OB/XF 5,065											

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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 322,112											
TOTAL MARKET OB/XF VALUE 5,065											
TOTAL LAND VALUE - MARKET 127,500											
TOTAL MARKET VALUE 454,677											
SOH/AGL Deduction 178,317											
ASSESSED VALUE 276,360											
TOTAL EXEMPTION VALUE 50,000											
BASE TAXABLE VALUE 226,360											
TOTAL JUST VALUE 454,677											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 352,150											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11471	MECH OTHER	0	05/01/2006
P11021	OTHER	0	04/01/2006
C16177	C0 ISSUED	331,715	09/01/2005
B16177	NEW CONSTR	331,715	09/01/2005
R08307	REPAIR/RRF	1,500	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2341/1068	2/21/2020	WD	Q	I	02	287,100	
GRANTOR: OPENDOOR PROPERTY C L							
GRANTEE: VILLA GUY III							
2286/1694	7/01/2019	WD	Q	I	01	315,000	
GRANTOR: KLONTZ DAVID S & HARR							
GRANTEE: OPENDOOR PROPERTY C							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W12 FSP=[YR=2019] N6 W22 S6 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W17 S42 FGR=[YR=2006] S22 E20 N22 W9 N2 W4 S2 W7\$ E7 N2 E4 S2 E9 S8 E9 FOP=[YR=2006] S6 E10 N8 W2 N2 W6 S4 W2\$ E2 N4 E6 S2 E13 N48\$.											