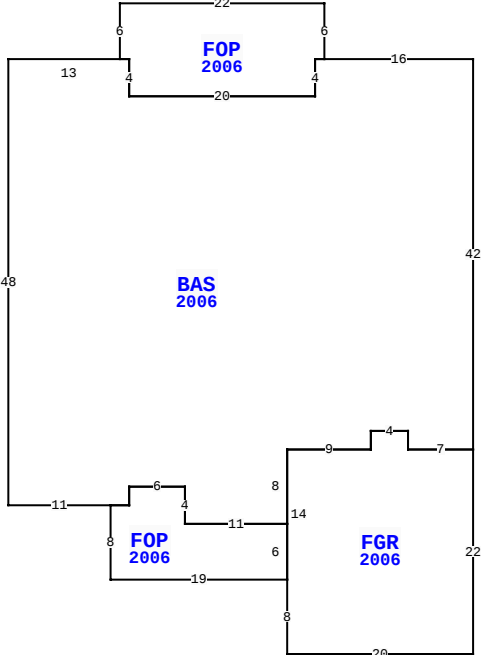




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	273,772
FGR	448	55	246	30,584
FOP	142	30	43	5,346
FOP	212	30	64	7,957
TOTALS	3,004		2,555	317,660

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,555	113.8032	135.14	345,283	2006	2006	0	0
1 SNGL FAM - 100% - 2022 Heated Area: 2202 HX Base Yr 2022									
									
85466 SAGAPONACK DR, FERNANDINA BEACH									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			317,660
TOTAL MARKET OB/XF VALUE			3,351
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			448,511
SOH/AGL Deduction			89,824
ASSESSED VALUE			358,687
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			308,687
TOTAL JUST VALUE			448,511
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16917	ELEC OTHER	1,950	03/01/2006
M11246	MECH OTHER	0	03/01/2006
P10692	OTHER	0	02/01/2006
C15936	CO ISSUED	323,520	08/01/2005
R08151	REPAIR/RRF	1,500	08/01/2005
B15936	NEW CONSTR	323,520	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2649/283	6/20/2023	WD Q	I		01
GRANTOR: HOOVER HERBERT A JR &					
GRANTEE: MAGNUS-SHARPE MARE					
2523/0395	12/20/2021	WD Q	I		01
GRANTOR: TAURO SUDHIR & LUISA					
GRANTEE: HOOVER HERBERT ANDR					

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
1	0811	CONCRETE B	0	100	0	0	620.00	SF	5.20	5.20	100	2006	2006	3
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2006	2006	3
3	1242	WD DECK A	0	100	0	0	11.00	SF	10.00	10.00	100	2006	2006	3

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W16 FOP=[YR=2006] N6 W22S6 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W13 S48 E11 FOP=[YR=2006] S8 E19 FGR=[YR=2006] S8 E20 N22 W7 N2 W4 S2 W9 S14\$ N6 W11 N4 W6 S2 W2\$ E2 N2 E6 S4 E11 N8 E9 N2 E4 S2 E7 N42\$.	

LAND DESCRIPTION										TOTAL OB/XF 3,351									
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
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		