



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		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,583	100	1,583	193,623
FGR	462	55	254	31,067
FOP	174	30	52	6,360
FSP	242	40	97	11,864
FUS	1,061	100	1,061	129,775
TOTALS	3,522		3,047	372,691

EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0810	CONCRETE A	0	100	21	3	
3	1242	WD DECK A	0	100	5	2	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D			
1	000135	C	SFR	CNSVTN	100				
REVIEW DATE		04/25/2018			BY	SBX			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,047	111.9594	132.95	405,099	2006	2006	0	0	0	8.00	92.00	
1 SNGL FAM - 100% - 2019 Heated Area: 2644 HX Base Yr 2019													
85488 SAGAPONACK DR, FERNANDINA BEACH													
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					372,691				
TOTAL MARKET OB/XF VALUE					4,185				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					504,376				
SOH/AGL Deduction					211,767				
ASSESSED VALUE					292,609				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					242,609				
TOTAL JUST VALUE					504,376				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					394,680				