

LOT 575
IN OR 2134/621
NORTH HAMPTON PHASE 5 PB 7/24

OSBORNE JACQUELIN LOUISE
PO BOX 16796
FERNANDINA BEACH, FL 32035

2023

12-2N-27-1460-0575-0000

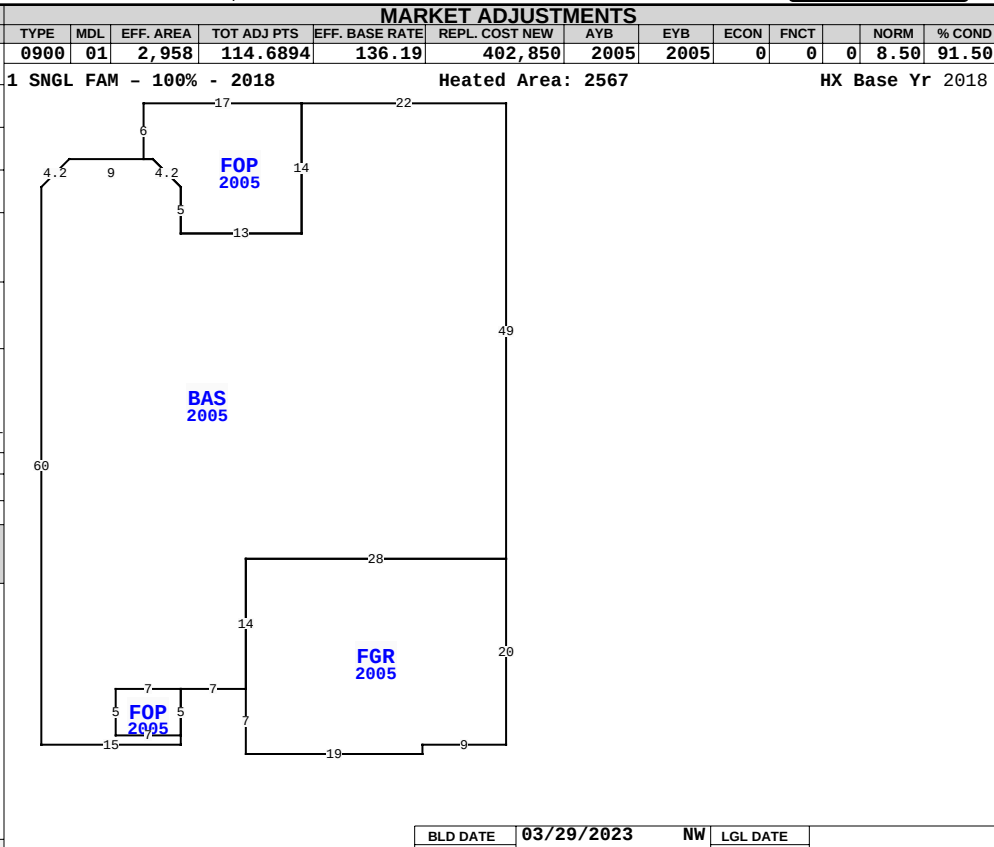


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,567	100	2,567	319,884
FGR	579	55	318	39,627
FOP	35	30	10	1,246
FOP	211	30	63	7,851
TOTALS	3,392		2,958	368,608

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0811



85503 SAGAPONACK DR, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150				
808.00	SF	5.20	5.20	100	2005	2005	3	87	3,655				

LAND DESCRIPTION										TOTAL OB/XF					6,805			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1	
REVIEW DATE		04/25/2018		BY	SBX	Total Acres: 0.00			Total Land Value: 127,500			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		368,608	
TOTAL MARKET OB/XF VALUE		6,805	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		502,913	
SOH/AGL Deduction		209,123	
ASSESSED VALUE		293,790	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		243,790	
TOTAL JUST VALUE		502,913	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10250	MECH OTHER	0	09/01/2005
E15569	ELEC OTHER	2,000	08/01/2005
P09830	OTHER	0	08/01/2005
R0507809	REPAIR/RRF	5,000	06/01/2005
B0515480	NEW CONSTR	240,000	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2134/0621	6/26/2017	SW	U	I	12	195,000
GRANTOR: HOMEBANC MORTGAGE TRU						
GRANTEE: OSBORNE JACQUELIN L						
2099/0128	1/26/2017	CT	U	I	18	170,100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATL ASSOC						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2005] W22FOP=[YR=2005] W17S6E1 D3 R3 S5E13N14S14W13N5 U3 L3 W9 D3 L3 S60E15N1FOP=[YR=2005] W7N5E7S5\$ N5E7FGR=[YR=2005] S7E19N1E9N20W28S14 \$N14E28N49\$.	