



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

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Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,298	100	2,298	285,708
FGR	450	55	248	30,834
FOP	80	30	24	2,984
FOP	80	30	24	2,984
FOP	160	30	48	5,968

TOTALS	3,068		2,642	328,477
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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	0811	CONCRETE B	0	0	0	0	738.00	SF	5.20	5.20	100	2006	2006	3	88	3,377	
2	0462	ST/AL FNC	0	0	0	0	664.00	SF	10.00	10.00	100	2006	2006	3	48	3,187	
3	0910	SCRN RM L	0	0	20	12	240.00	SF	15.00	15.00	100	2015	2015	3	74	2,664	
4	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	2015	2015	3	96	1,997	
5	0810	CONCRETE A	0	0	39	3	117.00	SF	6.50	6.50	100	2015	2015	3	96	730	
6	0911	SCRN RM A	0	0	18	22	396.00	SF	17.50	17.50	100	2020	2020	3	93	6,445	
7	0861	POOL GUNIT	0	0	25	10	250.00	SF	85.00	85.00	100	2020	2020	3	95	20,188	
8	0855	CONC PAVER	0	0	0	0	547.00	SF	10.00	10.00	100	2020	2020	3	99	5,415	

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LAND DESCRIPTION

N	CODE	CLS	DESCRIPTION	CAP	D
1	000134	C	SFR POND	0	

REVIEW DATE	03/02/2020	BY	NW	Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0	Common:	127,500	PRINTED 08/02/2023 BY	SY
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,642	113.8032	135.14	357,040	2006	2006	0	0	0	8.00	92.00	
1 SNGL FAM - 0% - 2023 Heated Area: 2298 HX Base Yr													

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

85489 SAGAPONACK DR, FERNANDINA BEACH

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	0811	CONCRETE B	0	0	0	0	738.00	SF	5.20	5.20	100	2006	2006	3	88	3,377	
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TOTAL OB/XF 44,003

	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,477
TOTAL MARKET OB/XF VALUE		44,003
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		499,980
SOH/AGL Deduction		0
ASSESSED VALUE		499,980
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		499,980
TOTAL JUST VALUE		499,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		377,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007523	REPAIR/RRF	21,424	08/20/2020
B1910532	SWIM POOL	42,980	10/04/2019
B1531043	SCRNENC	5,461	08/01/2015
M10910	MECH OTHER	0	01/01/2006
E16352	ELEC OTHER	1,900	12/01/2005
P10438	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2544/0440	3/04/2022	WD	Q	I	01	559,000
GRANTOR: BOWEN MICHAEL R & TIN						
GRANTEE: HAMPTON DANIEL O &						
1972/1780	3/20/2015	WD	Q	I	01	245,000
GRANTOR: BERNI NICOLA & BARBAR						
GRANTEE: BOWEN MICHAEL R & T						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2020] N8 W20 S8 E20\$ FOP=[YR=2007] W20 S4 E20 N4\$ S4 W20 N4 W14 S48 E13 FOP=[YR=2006] S8 E9 N6 W2 N4 W6 S2 W1\$ E1 N2 E6 S4 E12 FGR=[YR=2006] S14 E20 N22 W6 N2 W5 S2 W9 S8\$N8 E9 N2 E5 S2 E6 N42\$.