



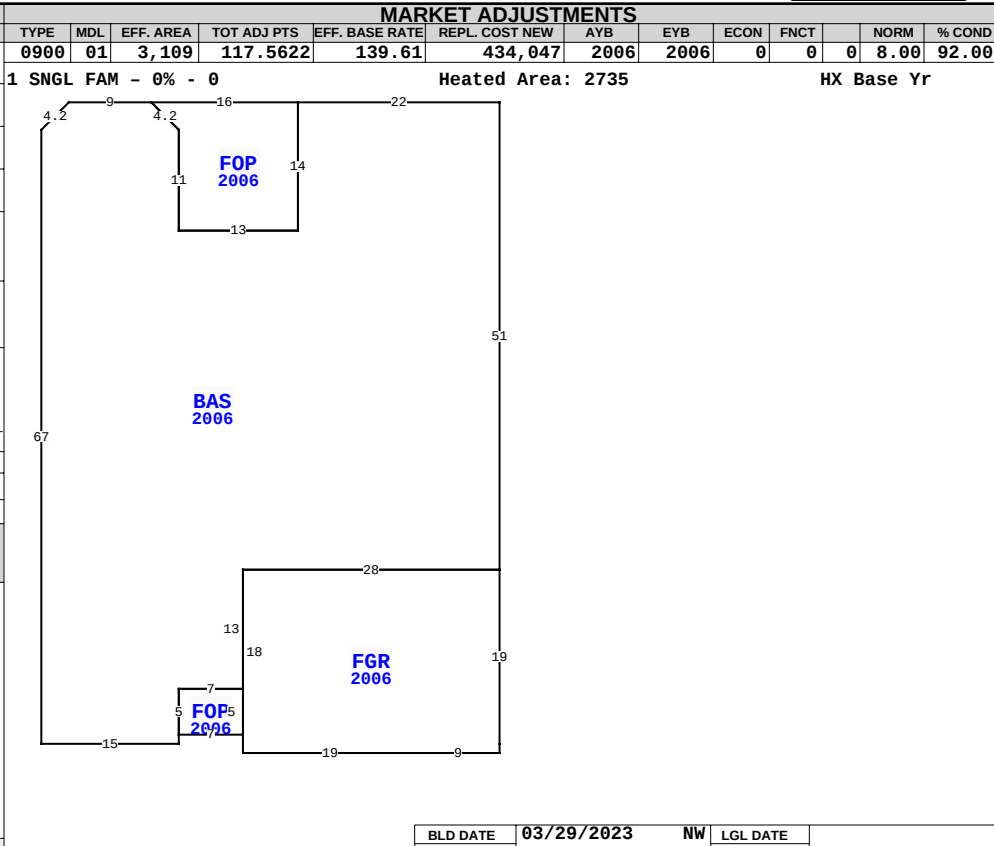
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	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	2,735	100	2,735	351,286
FGR	560	55	308	39,560
FOP	35	30	10	1,284
FOP	187	30	56	7,193
TOTALS	3,517		3,109	399,323

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	1,065.00	SF	4.00	4.00	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT	



85473 SAGAPONACK DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		399,323	
TOTAL MARKET OB/XF VALUE		5,569	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		532,392	
SOH/AGL Deduction		80,703	
ASSESSED VALUE		451,689	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		451,689	
TOTAL JUST VALUE		532,392	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		410,626	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16284	ELEC OTHER	2,000	12/01/2005
M10818	MECH OTHER	0	12/01/2005
P10336	OTHER	0	11/01/2005
C16301	CO ISSUED	240,000	10/01/2005
R08389	REPAIR/RRF	5,000	10/01/2005
B16301	NEW CONSTR	240,000	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2451/1229	4/09/2021	WD	Q	I	01
GRANTOR: BISPOTT CLEVE A					
GRANTEE: FIFE EDWARD I & TON					
1443/1472	9/11/2006	WD	U	I	07
GRANTOR: MORRISON HOMES INC					
GRANTEE: BISPOTT CLEVE A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W22 FOP=[YR=2006] W16 D3 R3 S11 E13 N14\$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N1 FOP=[YR=2006] E7 FGR=[YR=2006] S2 E19E9 N1 N19 W28 S18\$ N5 W7 S5\$ N5 E7 N13 E28 N51\$.											