LOT 583
IN OR 1360/1755
NORTH HAMPTON PHASE 5 PB 7/24

CHATHAM RICHARD & GEORGANNA L
1818 NE 20TH STREET
FT LAUDERDALE, FL 33305

**2023**

**12-2N-27-1460-0583-0000**

## NASSAU COUNTY PROPERTY



## 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 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 |

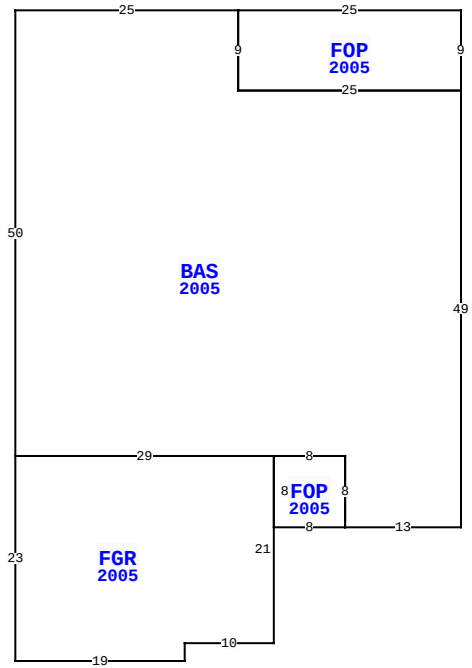
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,379 | 100 | 2,379 | 305,381 |
| FGR | 647 | 55 | 356 | 45,698 |
| FOP | 64 | 30 | 19 | 2,439 |
| FOP | 225 | 30 | 68 | 8,729 |
| TOTALS | 3,315 | | 2,822 | 362,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,822 | 118.1376 | 140.29 | 395,898 | 2005 | 2005 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2379 HX Base Yr




85393 SAGAPONACK DR, FERNANDINA BEACH

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

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 362,247 |
| TOTAL MARKET OB/XF VALUE | 6,738 |
| TOTAL LAND VALUE - MARKET | 105,000 |
| TOTAL MARKET VALUE | 473,985 |
| SOH/AGL Deduction | 112,344 |
| ASSESSED VALUE | 361,641 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 361,641 |
| TOTAL JUST VALUE | 473,985 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 380,897 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M10086 | MECH OTHER | 0 | 08/01/2005 |
| P0509596 | OTHER | 0 | 06/01/2005 |
| E0515215 | ELEC OTHER | 0 | 06/01/2005 |
| E0515221 | ELEC OTHER | 2,000 | 06/01/2005 |
| R07509 | REPAIR/RRF | 5,000 | 04/01/2005 |
| B15058 | NEW CONSTR | 260,000 | 04/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1360/1755 | 10/24/2005 | WD | Q | I | | 344,800 |
| GRANTOR: MORRISON HOMES INC | | | | | | |
| GRANTEE: CHATHAM RICHARD & G | | | | | | |
| 1301/1908 | 3/15/2005 | WD | U | V | 19 | 376,000 |
| GRANTOR: NORTH HAMPTON LLC | | | | | | |
| GRANTEE: MORRISON HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2005] N9W25S9E25$ BAS=[YR=2005] W25N9W25S50
FGR=[YR=2005] S23E19N2 E10N21W29$E29 FOP=[YR=2005] S8E8N8W8
$E8S8E13N49$.

## EXTRA FEATURES

| LN | 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 | 0500 | FP-PRE FAB | 0 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 2 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 793.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 87 | 3,588 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,738

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000141 | C | SFR GOLF B | 0 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 105,000.00 | 105,000.00 | 105,000 | | | | | | | |

REVIEW DATE 04/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS