

LOT 584
IN OR 1967/1244
NORTH HAMPTON PHASE 5 PB 7/24

DROZDA WILLIAM P & PAMELA A
85381 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0584-0000



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		2 100
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
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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	1,968	100	1,968	255,684
FGR	566	55	311	40,405
FOP	53	30	16	2,079
FOP	166	30	50	6,497

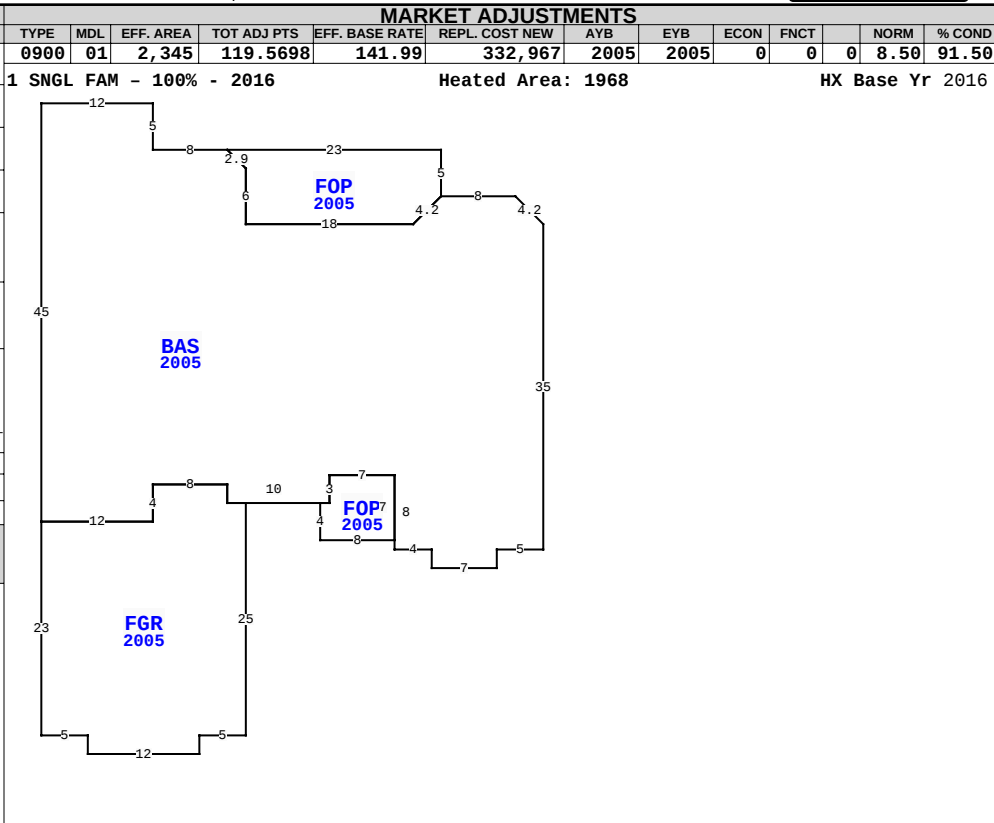
TOTALS	2,753		2,345	304,665
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EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00	4.00	100	2005	2005	3	87	3,929	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
3	0855	CONC PAVER	0	100	23	18	414.00	SF	10.00	10.00	100	2016	2016	3	97	4,016	
4	0911	SCRN RM A	0	100	23	18	414.00	SF	17.50	17.50	100	2016	2016	3	78	5,651	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							



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

85381 SAGAPONACK DR, FERNANDINA BEACH

TOTAL OB/XF																	16,746
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		304,665
TOTAL MARKET OB/XF VALUE		16,746
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		426,411
SOH/AGL Deduction		159,034
ASSESSED VALUE		267,377
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		217,377
TOTAL JUST VALUE		426,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002907	REPAIR/RRF	14,080	02/22/2022
B1633260	SCRN ROOM	10,178	10/21/2016
B15546	NEW CONSTR	270,000	01/11/2006
M10573	MECH OTHER	0	10/01/2005
P09999	OTHER	0	09/01/2005
E15533	ELEC OTHER	1,950	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1967/1244	3/13/2015	WD	Q	I	01	282,000
GRANTOR: DUPUIS STEVEN R & CAT						
GRANTEE: DROZDA WILLIAM P &						
1658/1251	1/15/2010	WD	Q	I	01	285,000
GRANTOR: GRAY JOSEPH & MELISSA						
GRANTEE: DUPUIS STEVEN R & C						

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS=[YR=2005] U3 L3 W8FOP=[YR=2005] N5W23 D2 R2 S6E18 U3 R3 \$ D3 L3 W18N6 U2 L2 W8N5W12S45FGR=[YR=2005] S23E5S2 E12N2E5N25W2N2W8S4W12S4E12N4E8 S2E10FOP=[YR=2005] S4E8N7W7S3W1S1E1N3 E7S8E4S2E7N2E5N35\$.						