



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 60
Interior Floor	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	

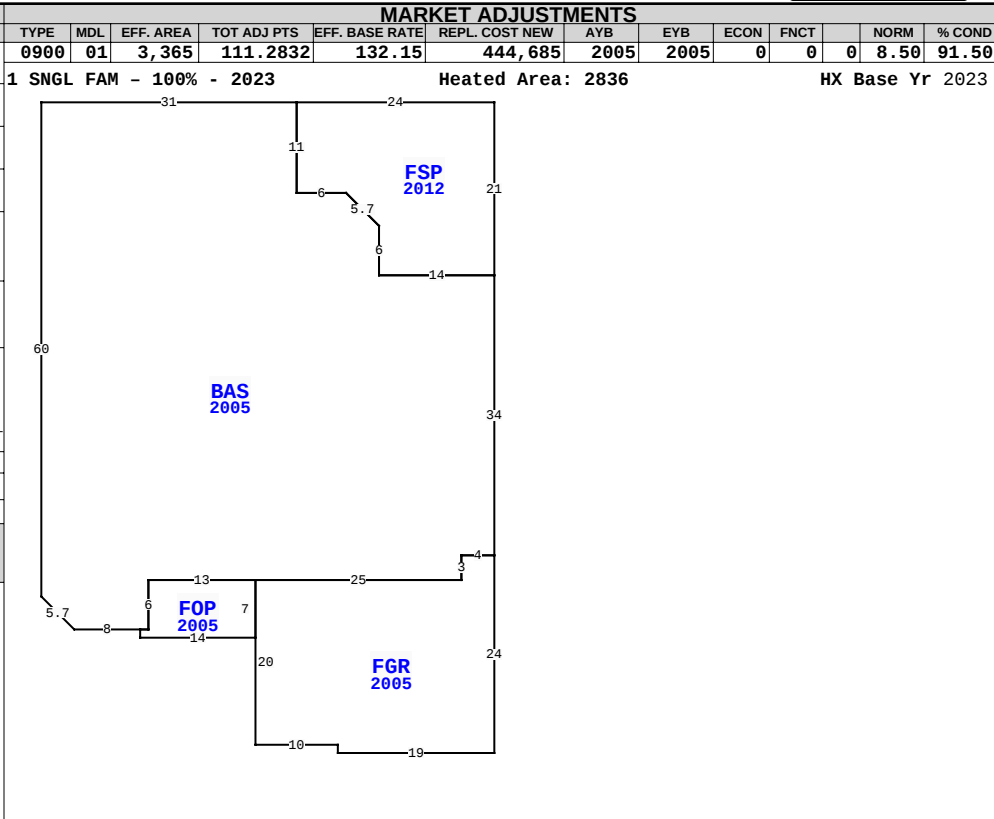
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,836	100	2,836	342,921
FGR	611	55	336	40,628
FOP	92	30	28	3,386
FSP	412	40	165	19,952

TOTALS	3,951		3,365	406,887
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

REVIEW DATE	04/25/2018	BY	SBX
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85345 SAGAPONACK DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	2005	2005	3	87	4,054	

TOTAL OB/XF													7,204	
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		
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500.00		
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Total Acres: 0.00	Total Land Value: 127,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE															406,887				
TOTAL MARKET OB/XF VALUE															7,204				
TOTAL LAND VALUE - MARKET															127,500				
TOTAL MARKET VALUE															541,591				
SOH/AGL Deduction															141,680				
ASSESSED VALUE															399,911				
TOTAL EXEMPTION VALUE					HX HB										50,000				
BASE TAXABLE VALUE															349,911				
TOTAL JUST VALUE															541,591				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															418,381				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10252	ELEC OTHER	0	09/01/2005
E15570	ELEC OTHER	2,000	08/01/2005
P09757	OTHER	0	07/01/2005
R0507806	REPAIR/RRF	5,000	06/01/2005
B0515477	NEW CONSTR	250,000	06/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2603/0204	11/17/2022	WD	Q	I	01	640,000	
GRANTOR: CULVER PEDER H & VICT							
GRANTEE: TEUFEL JAMES							
2046/0846	5/16/2016	WD	Q	I	01	332,500	
GRANTOR: SHEARS PATRICIA M							
GRANTEE: CULVER PEDER H & VI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] N21W24S11E6 D4 R4 S6E14 \$BAS=[YR=2005] W14N6 U4 L4 W6N11W31 S60 D4 R4 E8FOP=[YR=2005] S1E14N7W13 S6W1\$E1N6E13FGR=[YR=2005] S20E10S1 E19N24W4S3W25\$E25N3E4N34\$.									