LOT 588
IN OR 1908/1001
NORTH HAMPTON PHASE 5 PB 7/24

WEINSTEIN-MILLSON KAREN
85331 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0588-0000

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 70
Interior Floo	15	HARDTILE 30
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

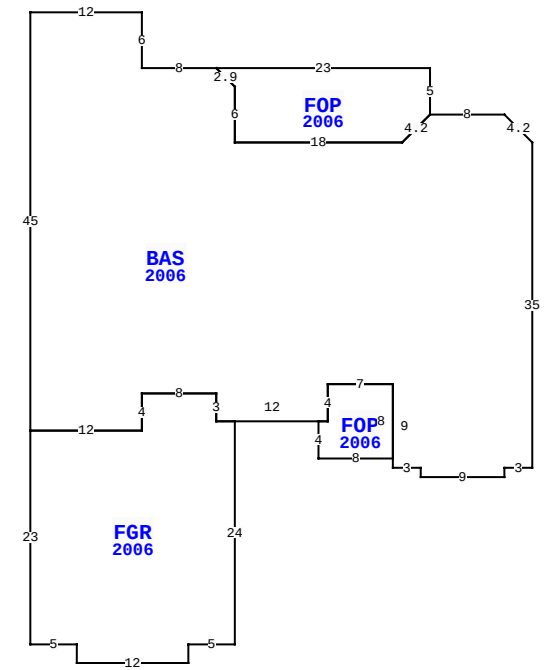
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,943	100	1,943	250,973
FGR	564	55	310	40,042
FOP	60	30	18	2,325
FOP	166	30	50	6,458
TOTALS	2,733		2,321	299,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,321	118.2321	140.40	325,868	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 0 Heated Area: 1943 HX Base Yr



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

85331 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	299,799
TOTAL MARKET OB/XF VALUE	6,692
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	433,991
SOH/AGL Deduction	127,331
ASSESSED VALUE	306,660
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	306,660
TOTAL JUST VALUE	433,991
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	328,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009043	ADDITION	8,235	08/23/2021
M11011	MECH OTHER	0	02/01/2006
P10439	OTHER	0	12/01/2005
C15726	CO ISSUED	314,215	08/01/2005
E15529	ELEC OTHER	1,950	08/01/2005
R08006	REPAIR/RRF	1,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1908/1001	3/21/2014	WD	Q	I	01	258,500
GRANTOR: AYERS RICHARD S & CAM						
GRANTEE: WEINSTEIN-MILLSON K						
1404/0224	4/13/2006	WD	Q	I		344,500
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: FOX CAMARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 W8FOP=[YR=2006] N5W23 D2 R2 S6E18 U3 R3 $ D3 L3 W18N6 U2 L2 W8N6W12S45FGR=[YR=2006] S23E5S2 E12N2E5N24W2N3W8S4W12$E12N4E8 S3E12FOP=[YR=2006] W1S4E8N8W7S4$N4E7 S9E3S1E9N1E3N35$.

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	0810	CONCRETE A	0	0	0	0	1,170.00	SF	6.50	6.50	100	2006	2006	3	88	6,692	

LAND DESCRIPTION

TOTAL OB/XF 6,692

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	000134	C	SFR POND	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 11/15/2021 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS