LOT 594
NORTH HAMPTON PHASE 5 PB 7/24

TUSO MARK A & KATHY M
85235 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0594-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

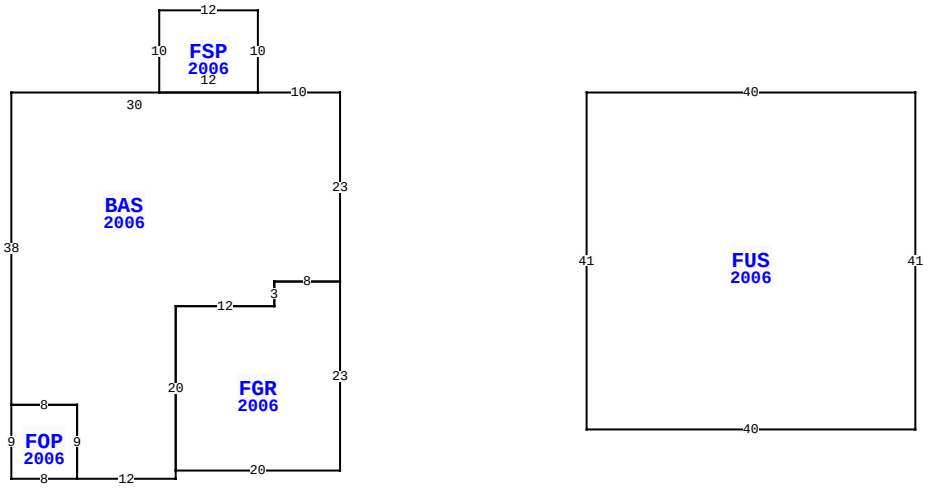
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	1,364	164,828
FGR	424	55	233	28,157
FOP	72	30	22	2,659
FSP	120	40	48	5,801
FUS	1,640	100	1,640	198,181
TOTALS	3,620		3,307	399,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,307	110.6070	131.35	434,374	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 0% - 2023 Heated Area: 3004 HX Base Yr



85235 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	399,624
TOTAL MARKET OB/XF VALUE	3,826
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	530,950
SOH/AGL Deduction	0
ASSESSED VALUE	530,950
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	530,950
TOTAL JUST VALUE	530,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	410,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10973	OTHER	0	04/01/2006
E16686	ELEC OTHER	0	02/01/2006
C16282	CO ISSUED	370,465	10/01/2005
R08369	REPAIR/RRF	1,500	10/01/2005
B16282	NEW CONSTR	370,465	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1510	5/04/2023	WD	Q	I	01	580,000
GRANTOR: THRIFT WILLIAM KYLE						
GRANTEE: TUSO MARK A & KATHY						
2561/1195	5/09/2022	WD	Q	I	01	482,500
GRANTOR: FAIRBANKS BRIAN B & D						
GRANTEE: THRIFT WILLIAM KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FSP=[YR=2006] N10 W12 S10 E12 $ W30 S38
FOP=[YR=2006] S9 E8 N9 W8 $ E8 S9 E12 N1 FGR=[YR=2006] E20
N23 W8 S3 W12 S20 $ N20 E12 N3 E8 N23 $ PTR= E30
FUS=[YR=2006] E40 S41 W40 N41 $ W30 $.

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	0811	CONCRETE B	0	0	0	0	836.00	SF	5.20	5.20	100	2006	2006	3	88	3,826	

LAND DESCRIPTION

TOTAL OB/XF 3,826

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 04/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS