



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 Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

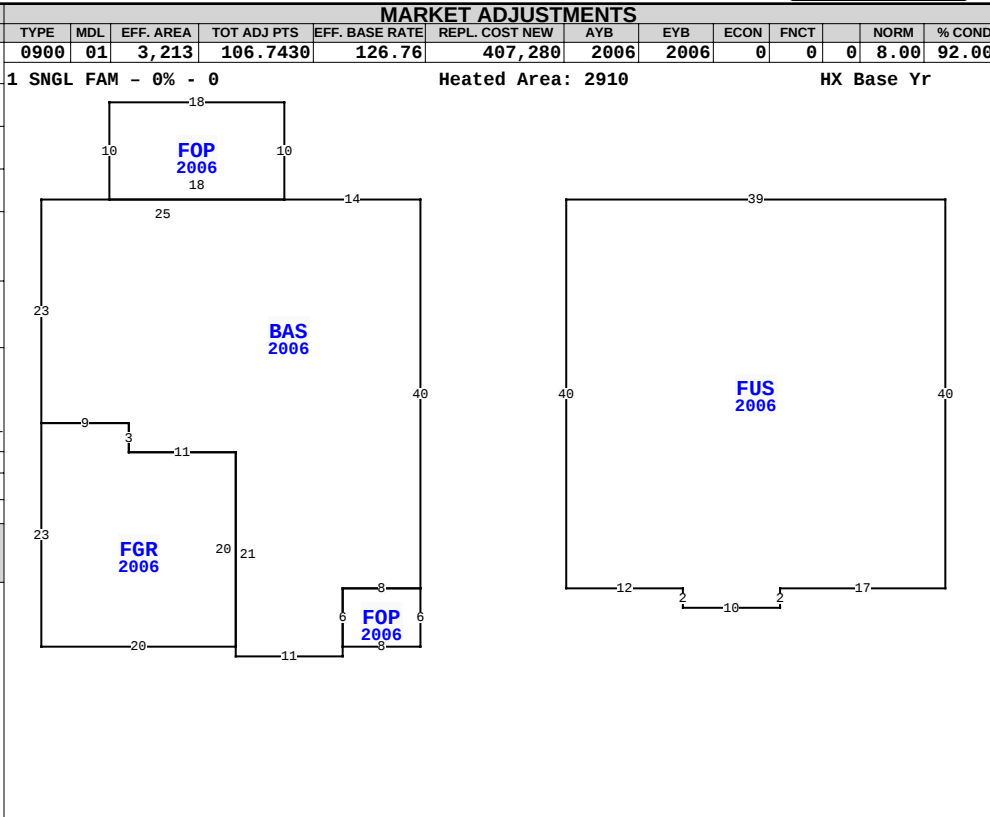
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	1,330	155,104
FGR	427	55	235	27,406
FOP	48	30	14	1,633
FOP	180	30	54	6,297
FUS	1,580	100	1,580	184,259

TOTALS	3,565		3,213	374,698
--------	-------	--	-------	---------

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	0811	CONCRETE B	0	0	0	807.00	SF	5.20	5.20	100	2006	2006	3	88	3,693	
2	0504	FP-ELECTRI	0	0	0	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	3,640	

LAND DESCRIPTION			TOTAL OB/XF 7,333													
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
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



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

85185 SAGAPONACK DR, FERNANDINA BEACH																
---------------------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 4	
Tax Group: 4				Tax Dist:	
BUILDING MARKET VALUE				374,698	
TOTAL MARKET OB/XF VALUE				7,333	
TOTAL LAND VALUE - MARKET				127,500	
TOTAL MARKET VALUE				509,531	
SOH/AGL Deduction				153,586	
ASSESSED VALUE				355,945	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				355,945	
TOTAL JUST VALUE				509,531	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				389,856	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11078	MECH OTHER	0	02/01/2006
E16351	ELEC OTHER	1,900	12/01/2005
R08518	REPAIR/RRF	1,500	11/01/2005
C16501	CO ISSUED	405,514	10/01/2005
B16501	NEW CONSTR	405,514	10/01/2005
P10236	OTHER	0	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2325/1762	11/25/2019	QC	U	I	11	100	
GRANTOR: D'ALLEGRO RONNIE & MA							
GRANTEE: BREE BRAN LLC							
1780/0928	1/31/2012	WD	Q	I	01	275,000	
GRANTOR: HOLLANDER TODD & RACH							
GRANTEE: D'ALLEGRO RONNIE &							

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2006] W14 FOP=[YR=2006] N10 W18 S10 E18\$ W25 S23 FGR=[YR=2006] S23 E20 N20 W11 N3 W9\$ E9 S3 E11 S21 E11 N1 FOP=[YR=2006] E8 N6 W8 S6\$ N6 E8 N40\$ PTR= E15 FUS=[YR=2006] E39 S40 W17 S2 W10 N2 W12 N40\$ W15\$.															