

KLINE GREGG A & DEBORAH J
85101 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0605-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 80
Exterior Wall21STONE 20
Roof Structur08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo11CLAY TILE 60
Interior Floo14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100
Bedrooms4 100
Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100
Occupancy00NONE 100

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,755	100	2,755	345,857
FGR	599	55	329	41,302
FOP	35	30	10	1,255
FOP	286	30	86	10,796

TOTALS		3,675	3,180	399,211
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900013,180115.5336137.20436,29620052005008.5091.50

1 SNGL FAM - 100% - 2016Heated Area: 2755HX Base Yr 2016

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE399,211

TOTAL MARKET OB/XF VALUE29,830

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE556,541

SOH/AGL Deduction223,000

ASSESSED VALUE333,541

TOTAL EXEMPTION VALUEHX HB VX55,000

BASE TAXABLE VALUE278,541

TOTAL JUST VALUE556,541

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE427,010

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

1996/05508/07/2015WDUUII30355,000

GRANTOR: KLINE DONALD F

GRANTEE: KLINE GREGG A & DEB

1954/040012/18/2014QCUIII11100

GRANTOR: KLINE DONALD F & KELL

GRANTEE: KLINE DONALD F

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W23 FOP=[YR=2005] W29 S9 E2 N2 E2 N2 E8 S2 E2 S2 E2 S5 E13 N14\$ S14 W13 N5 W2 N2 W2 N2 W8 S2 W2 S2 W2 S62 E16 N1 FOP=[YR=2005] E7 FGR=[YR=2005] S1 E19 N1 E10 N20 W29 S20\$ N5 W7 S5\$ N5 E7 N15 E29 N50\$.

LAND DESCRIPTION

L NUSE CLSLAND USE CAPRLC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT % TOT UNIT ADJPRIADJ UNIPRICELAND OTHER ANDNOTESYEARDENSITYDECLFRZYRCNSRV

1000134CSFR POND100PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE04/27/2018BY SBXTotal Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500PRINTED 08/02/2023 BY SYS