LOT 606
IN OR 2053/176
NORTH HAMPTON PHASE 5 PB 7/24

KENNEDY FRANCIS M & SUSAN
85083 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0606-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

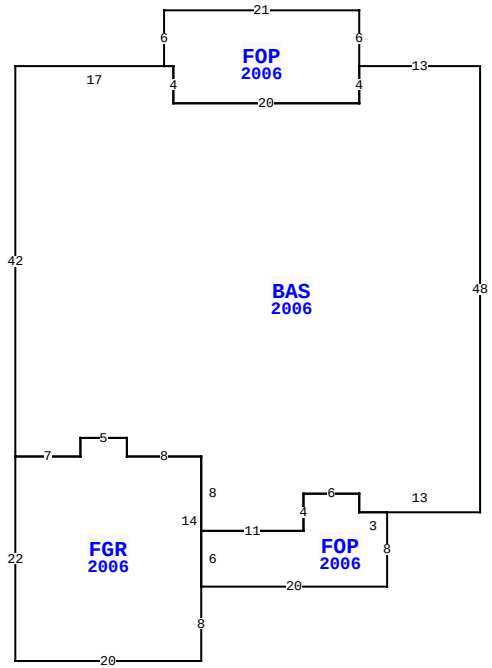
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,200	100	2,200	275,709
FGR	450	55	248	31,080
FOP	150	30	45	5,640
FOP	206	30	62	7,770
TOTALS	3,006		2,555	320,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,555	114.7104	136.22	348,042	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2017 Heated Area: 2200 HX Base Yr 2017



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

85083 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		320,199
TOTAL MARKET OB/XF VALUE		4,159
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		451,858
SOH/AGL Deduction		189,931
ASSESSED VALUE		261,927
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		211,927
TOTAL JUST VALUE		451,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15724	NEW CONSTR	323,520	02/21/2006
E16348	ELEC OTHER	1,900	12/01/2005
M10807	MECH OTHER	0	12/01/2005
P10237	OTHER	0	10/01/2005
R08004	REPAIR/RRF	1,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0176	6/10/2016	WD	Q	I	02	257,000
GRANTOR: LARKIN JOSEPH & MAURE						
GRANTEE: KENNEDY FRANCIS M &						
1609/0495	1/13/2009	WD	U	I	12	177,500
GRANTOR: AMERICAN HOME MORTGAG						
GRANTEE: LARKIN JOSEPH & MAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 FOP=[YR=2006] N6 W21 S6 E1 S4 E20 N4$ S4 W20 N4 W17 S42 FGR=[YR=2006] S22 E20 N8 FOP=[YR=2006] E20 N8 W3 N2 W6 S4 W11 S6$ N14 W8 N2 W5 S2 W7$ E7 N2 E5 S2 E8 S8 E11 N4 E6 S2 E13 N48$.

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	100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	88	3,661	
2	0810	CONCRETE A	0	100	29	3	87.00	SF	6.50	6.50	100	2006	2006	3	88	498	

LAND DESCRIPTION

TOTAL OB/XF 4,159

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	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/27/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS