

LOT 25  
HAMPTON LAKES PHASE V-A  
OR 2409/1745

DISHER JACKIE KEITH/MORRIS CAROLYN DILL  
85257 SAGAMORE COURT  
FERNANDINA BEACH, FL 32034

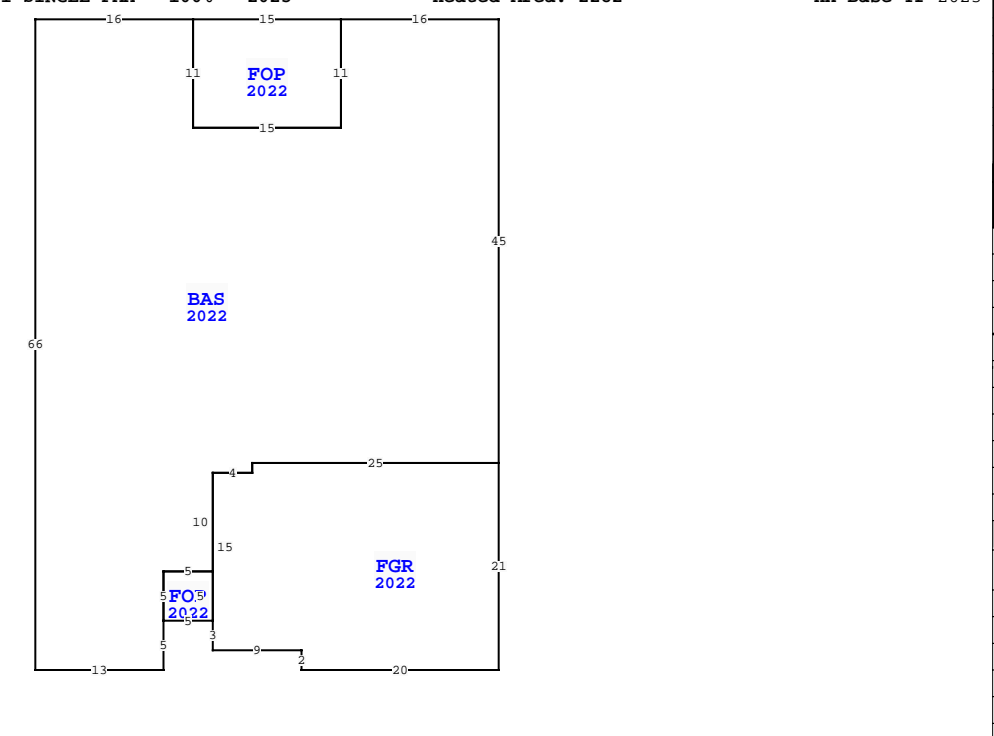
2023

13-2N-27-0724-0025-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,663	120.7584	108.98	290,214	2022	2022	0	0	0.00	100.00	

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	290,214			
TOTAL MARKET OB/XF VALUE	13,880			
TOTAL LAND VALUE - MARKET	75,000			
TOTAL MARKET VALUE	379,094			
SOH/AGL Deduction	92,525			
ASSESSED VALUE	286,569			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	236,569			
TOTAL JUST VALUE	379,094			
NCON VALUE	301,191			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	65,000			



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,282	100	2,282	248,692
FGR	587	55	323	35,201
FOP	25	30	8	872
FOP	165	30	50	5,449
TOTALS	3,059		2,663	290,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014573	CO ISSUED	0	09/23/2022
21016102	NEW CONSTR	376,981	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0595	9/02/2022	SW	Q	I	01	430,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DISHER JACKIE KEITH						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES															85257 SAGAMORE CT, FERNANDINA BEACH		
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	0855	CONC PAVER	0	100	0	920.00	SF	10.00	10.00	100	2022	2022	3	100	9,200		
2	0462	ST/AL FNC	0	100	0	408.00	SF	10.00	10.00	100	2022	2022	3	100	4,080		
3	0463	FENCE GATE	0	100	0	2.00	UT	300.00	300.00	100	2022	2022	3	100	600		

BLD DATE		03/06/2023	NW	LGL DATE	06/13/2023	MLU
XF DATE				LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W16 FOP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5W5S5\$ N5 E5 N10 E4 N1 E25 N45\$.	

LAND DESCRIPTION										TOTAL OB/XF										13,880					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000								