LOT 26
IN OR 2030/219
PRESERVE AT SUMMER BEACH #3

JEZEWSKI THOMAS J & ANITA W
95759 SAGO DR
FERNANDINA BEACH, FL 32034

2024

00-SB-30-1675-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

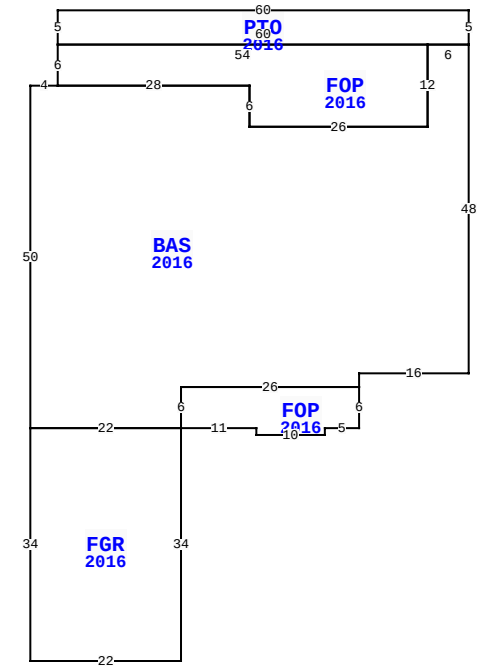
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,796	100	2,796	847,755
FGR	748	55	411	124,616
FOP	166	30	50	15,160
FOP	480	30	144	43,661
PTO	300	5	15	4,548
TOTALS	4,490		3,416	1,035,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,416	209.4674	314.20	1,073,307	2016	2016	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2017 Heated Area: 2796 HX Base Yr 2017



95759 SAGO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,035,741
TOTAL MARKET OB/XF VALUE		17,783
TOTAL LAND VALUE - MARKET		324,000
TOTAL MARKET VALUE		1,377,524
SOH/AGL Deduction		659,786
ASSESSED VALUE		717,738
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		667,738
TOTAL JUST VALUE		1,377,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,059,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530948	CO ISSUED	0	02/10/2016
B1530948	NEW CONSTR	363,186	08/01/2015
P1518625	NEW CONSTR	0	08/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2030/0219	2/19/2016	WD	Q	I	02	690,700
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: JEZEWSKI THOMAS J &						
1994/1792	7/29/2015	SW	Q	V	01	145,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: CELLARIUS CAPITAL I						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W60 S5 FOP=[YR=2016] S6 BAS=[YR=2016] W4 S50 FGR=[YR=2016] S34 E22 N34 W22$ E22 FOP=[YR=2016] E11 S1 E10 N1 E5 N6 W26 S6$ N6 E26 N2 E16 N48 W6 S12 W26 N6 W28$ E28 S6 E26 N12 W54$E60 N5$.

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	0855	CONC PAVER	0	100	0	0	1,467.00	SF	10.00	10.00	100	2016	2016	3	96	14,083	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	74	3,700	

LAND DESCRIPTION

TOTAL OB/XF 17,783

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	000000	C	VAC RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.08	300,000.00	324,000.00	324,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 324,000 Market: 0 Agricultural: 0 Common: 324,000 PRINTED 08/06/2024 BY SYS