LOT 26
SUMMER BEACH WEST REPLAT
PB 6/283

MURTHA THOMAS J
95125 SAGO DRIVE
FERNANDINA BEACH, FL 32034

2024

00-SB-30-197W-0026-0000

BUILDING CHARACTERISTICS

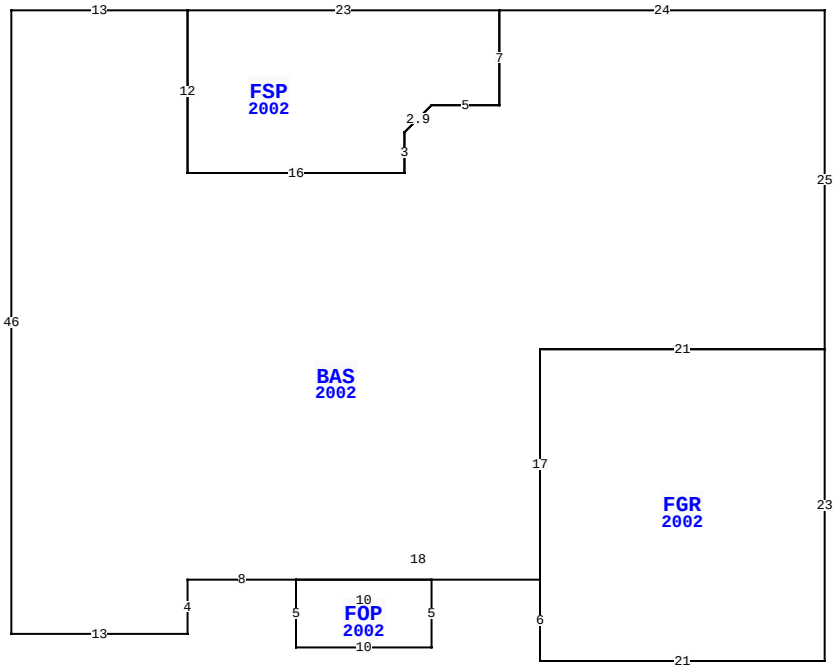
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,972	100	1,972	418,149
FGR	483	55	266	56,404
FOP	50	30	15	3,181
FSP	243	40	97	20,568
TOTALS	2,748		2,350	498,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,350	157.9486	236.92	556,762	2002	2002	0	0	0	10.50	89.50

1 SFR CUST – 100% - 2024 Heated Area: 1972 HX Base Yr 2024



95125 SAGO DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		498,302
TOTAL MARKET OB/XF VALUE		5,849
TOTAL LAND VALUE - MARKET		175,000
TOTAL MARKET VALUE		679,151
SOH/AGL Deduction		0
ASSESSED VALUE		679,151
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		629,151
TOTAL JUST VALUE		679,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		656,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209219	NEW CONSTR	175,000	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/207	8/10/2023	WD	Q	I	01	750,000
GRANTOR: KIDNER DONALD PAUL JR						
GRANTEE: MURTHA THOMAS J						
2325/1938	12/16/2019	WD	Q	I	01	482,000
GRANTOR: CRUMBLEY HENRY S & CA						
GRANTEE: KIDNER DONALD PAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 FSP=[YR=2002] W23 S12 E16 N3 R2 U2 E5 N7$ S7 W5 D2 L2 S3 W16 N12 W13 S46 E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10$ E18 FGR=[YR=2002] S6 E21 N23 W21 S17$ N17 E21 N25$.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	551.00	SF	5.20	5.20	100	2002	2002	3	82	2,349	
3	0810	CONCRETE A	0	100	0	0	92.00	SF	6.50	6.50	100	2002	2002	3	82	490	

LAND DESCRIPTION

TOTAL OB/XF 5,849

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	175,000.00	175,000.00	175,000							

REVIEW DATE 04/22/2020 BY DJA Total Acres: 0.00 Total Land Value: 175,000 Market: 0 Agricultural: 0 Common: 175,000 PRINTED 08/06/2024 BY SYS