



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 60
Interior Floo	11	CLAY TILE 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

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,371	100	2,371	310,930
FGR	776	55	427	55,996
FOP	50	30	15	1,967
FOP	245	30	74	9,705

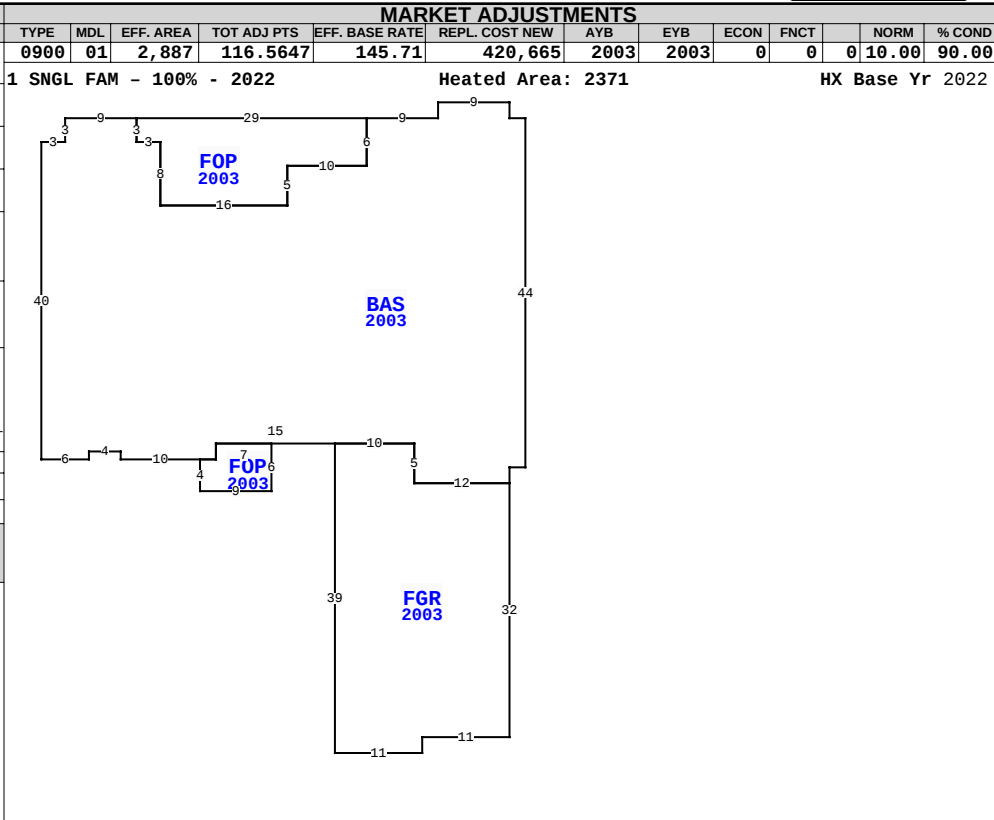
TOTALS	3,442	2,887	378,598
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EXTRA FEATURES

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	2003	2003	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	100	2003	2003	3	83	3,513	
3	0861	POOL GUNIT	0	100	0	0	339.00	SF	85.00	85.00	100	2004	2004	3	36	10,373	
4	0845	KOOL DECK	0	100	0	0	1,200.00	SF	7.25	7.25	100	2004	2004	3	84	7,308	
5	0910	SCRN RM L	0	100	0	0	1,539.00	SF	15.00	15.00	100	2004	2004	3	22	5,079	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2004	2004	3	22	220	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							



85048 SAG HARBOR CT, FERNANDINA BEACH

BLD DATE 03/29/2023 NW LGL DATE

XF DATE LAND DATE

INC DATE AG DATE

TOTAL OB/XF																	29,538
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TOTAL OB/XF																	29,538
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,598
TOTAL MARKET OB/XF VALUE		29,538
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		535,636
SOH/AGL Deduction		109,960
ASSESSED VALUE		425,676
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		370,676
TOTAL JUST VALUE		535,636
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		520,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311540	SWIM POOL	20,000	08/01/2003
B0310728	NEW CONSTR	187,553	01/01/2003

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2587/1936	8/31/2022	LE	U	I	11	100

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2587/1936	8/31/2022	LE	U	I	11	100

BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W2 N2 W9 S2 W9 FOP=[YR=2003] W29 S3 E3 S8 E16 N5 E10 N6 \$ S6 W10 S5 W16 N8 W3 N3 W9 S3 W3 S40 E6 N1 E4 S1 E10 FOP=[YR=2003] S4 E9 N6 W7 S2 W2 \$ E2 N2 E15 FGR=[YR=2003] S39 E11 N2 E11 N32 W12 N5 W10 \$ E10 S5 E12 N2 E2 N44 \$.						