LOT 539
NORTH HAMPTON PHASE 5 PB 7/24

CARTER DAVID B & JERI L/E/
85062 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0539-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

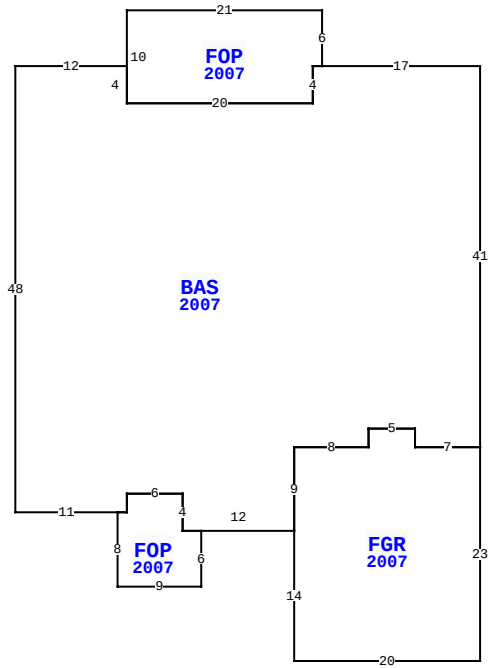
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,182	100	2,182	292,142
FGR	470	55	258	34,543
FOP	80	30	24	3,214
FOP	206	30	62	8,301
TOTALS	2,938		2,526	338,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,526	116.4240	145.53	367,609	2007	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2008 Heated Area: 2182 HX Base Yr 2008



BLD DATE	03/29/2023 NW
XF DATE	12/13/2007 RK
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

85062 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,200
TOTAL MARKET OB/XF VALUE		7,116
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		472,816
SOH/AGL Deduction		232,758
ASSESSED VALUE		240,058
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		190,058
TOTAL JUST VALUE		472,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E18189	ELEC OTHER	2,150	10/01/2006
M12149	MECH OTHER	0	10/01/2006
P11555	OTHER	0	09/01/2006
C18130	CO ISSUED	0	07/01/2006
R09499	REPAIR/RRF	1,500	07/01/2006
B18130	NEW CONSTR	324,865	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2619/0969	2/15/2023	LE	U	I	11	100
GRANTOR: CARTER DAVID B & JERI						
GRANTEE: CARTER DAVID GLADE						
1497/0286	5/07/2007	WD	Q	I		310,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: CARTER DAVID B & JE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] N6 W21 S10 E20 N4 E1 $ W1 S4 W20 N4 W12 S48 E11 FOP=[YR=2007] S8 E9 N6 W2 N4 W6 S2 W1 $ E1 N2 E6 S4 E12 FGR=[YR=2007] S14 E20 N23 W7 N2 W5 S2 W8 S9 $ N9 E8 N2 E5 S2 E7 N41 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	859.00	SF	5.20	5.20	100	2007	2007	3	88	3,931	

LAND DESCRIPTION

TOTAL OB/XF 7,116

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	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							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS