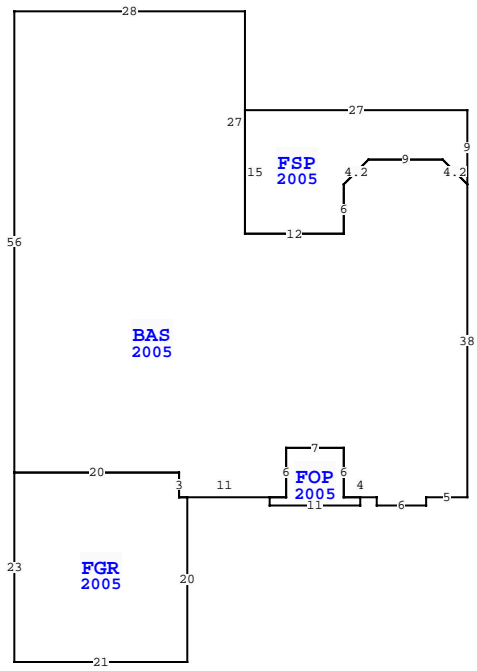


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	11	CLAY TILE	40
Air Condition	03	CENTRAL	100
Heating Type	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
NEIGHBORHOOD/LOC	4043.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,546	100	2,546
FGR	480	55	264
FOP	53	30	16
FSP	279	40	112
TOTALS	3,358		2,938
			399,913

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,938	116.4660	145.58	427,714	2005	2010	0	0	6.50	93.50
1 SNGL FAM - 100% - 2022										Heated Area: 2546	HX Base Yr 2022



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			399,913
TOTAL MARKET OB/XF VALUE			20,470
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			547,883
SOH/AGL Deduction			113,507
ASSESSED VALUE			434,376
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			384,376
TOTAL JUST VALUE			547,883
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			530,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009316	REPAIR/RRF	27,971	10/06/2020
B1632354	POOL SCR N ENCLSR	4,821	05/01/2016
M0509850	H/AC	0	06/01/2005
M0509850	H/AC	0	06/01/2005
E0515145	ELEC OTHER	2,000	06/01/2005
P0509399	OTHER	0	05/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0882	10/29/2021	WD	Q	I	01	510,500
GRANTOR: JOST LOIS E & DAVID						
GRANTEE: GALLIMORE NANCY A						
1391/1674	2/27/2006	WD	Q	I		372,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: JOST LOIS E & DAVID						

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	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	966.00	SF	5.20	5.20	100	2005	2005	3	86	4,320	
3	0910	SCRN RM L	0	100	26	312.00	SF	15.00	15.00	100	2016	2016	3	74	3,463	
4	0855	CONC PAVER	0	100	26	312.00	SF	10.00	10.00	100	2016	2016	3	96	2,995	
5	0472	VF 2 RAIL	0	100	0	504.00	LF	15.00	15.00	100	2014	2014	3	87	6,577	

TOTAL OB/XF										20,470						
85098 SAGAPONACK DR, FERNANDINA BEACH										BLD DATE	03/29/2023	NW	LGL DATE			
										XF DATE			LAND DATE			
										INC DATE			AG DATE			

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2005] N9W27S15E12N6 U3 R3 E9 D3 R3 \$BAS=[YR=2005] U3 L3 W9 L3 D3 S6 W12N27W28S56FGR=[YR=2005] S23E21N20 W1N3W20\$E20S3E11FOP=[YR=2005] S1E11 N1W2N6W7S6W2\$E2N6E7S6E4S1E6N1 E5N38\$.									

LAND DESCRIPTION										TOTAL OB/XF														
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							