LOT 544
NORTH HAMPTON PHASE 5 PB 7/24

ASHBY ROBERT J & ASHLEY TURNAMIAN
85122 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0544-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

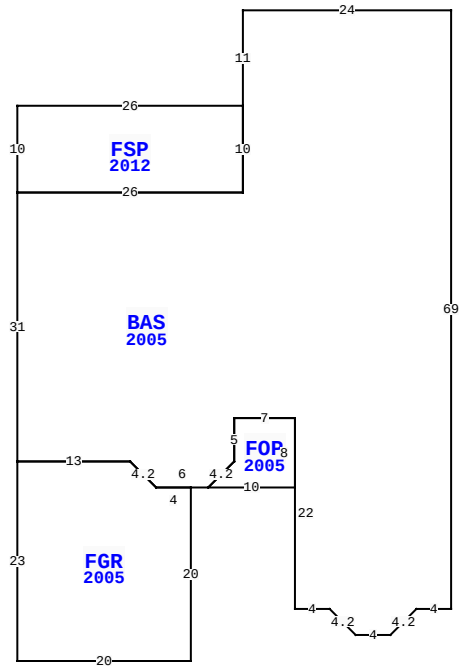
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	SUBAREA MARKET VALUE
BAS	2,373	100	2,373	311,822
FGR	444	55	244	32,063
FOP	61	30	18	2,365
FSP	260	40	104	13,666
TOTALS	3,138		2,739	359,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,739	115.5168	144.40	395,512	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 2373 HX Base Yr



85122 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		359,916
TOTAL MARKET OB/XF VALUE		6,761
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		494,177
SOH/AGL Deduction		1,696
ASSESSED VALUE		492,481
TOTAL EXEMPTION VALUE	13	492,481
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		494,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509674	H/AC	0	05/01/2005
E14775	ELEC OTHER	0	04/01/2005
P09343	OTHER	0	04/01/2005
R07284	REPAIR/RRF	6,000	02/01/2005
B14654	NEW CONSTR	260,000	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2501/1166	9/30/2021	WD	Q	I	01	425,000
GRANTOR: MASON RYAN V & BRITTA						
GRANTEE: ASHBY ROBERT JUDSON						
2347/1051	3/13/2020	WD	Q	I	01	336,000
GRANTOR: GANYO DOUGLAS R & JUD						
GRANTEE: MASON RYAN V & BRIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S11 FSP=[YR=2012] W26 S10 E26 N10 $ S10 W26 S31 FGR=[YR=2005] S23 E20 N20 W4 U3 L3 W13 $ E13 D3 R3 E6 FOP=[YR=2005] E10 N8 W7 S5 D3 L3 $ U3 R3 N5 E7 S22 E4 D3 R3 E4 U3 R3 E4 N69 $.

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	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,060.00	SF	4.00	4.00	100	2005	2005	3	86	3,646	

LAND DESCRIPTION

TOTAL OB/XF 6,761

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