



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,842	100	2,842	376,786
FGR	624	55	343	45,474
FOP	134	30	40	5,303
FSP	268	40	107	14,186
FUS	286	100	286	37,917
TOTALS	4,154		3,618	479,666

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	790.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0462	ST/AL FNC	0	100	0	0	656.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,618	112.8330	141.04	510,283	2006	2011	0	0	6.00	94.00
1 SNGL FAM - 100% - 2022 Heated Area: 3128 HX Base Yr 2022											
85148 SAGAPONACK DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF											
9,610											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										479,666	
TOTAL MARKET OB/XF VALUE										9,610	
TOTAL LAND VALUE - MARKET										127,500	
TOTAL MARKET VALUE										616,776	
SOH/AGL Deduction										121,818	
ASSESSED VALUE										494,958	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										444,958	
TOTAL JUST VALUE										616,776	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										595,562	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002296	REPAIR/RRF	16,000	03/06/2019
P11172	OTHER	0	05/01/2006
E17108	ELEC OTHER	2,000	04/01/2006
M11360	MECH OTHER	0	04/01/2006
P10810	OTHER	0	03/01/2006
C17097	CO ISSUED	250,000	02/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2500/1073	9/28/2021	WD	Q	I	02	480,000			
GRANTOR: KINKEAD BRAD & MICHEL									
GRANTEE: MAZOYER BRIAN K & P									
1440/1752	8/30/2006	WD	Q	I		447,200			
GRANTOR: MORRISON HOMES INC									
GRANTEE: KINKEAD BRAD & MICH									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W31 S6 FSP=[YR=2006] W24 S15 E14 N6 U4 R4 E6 N5\$ S5 W6 D4 L4 S6 W14 S35 FGR=[YR=2006] S24 E19 N2 E10 N12 FOP=[YR=2006] E4 S2 E12 N4 W3 N6 W13 S8\$ N8 W26 N2 W3\$ E3 S2 E39 S6 E9 U4 R4 N60\$ PTR=E15 FUS=[YR=2006] E22 S13 W22 N13\$ W15\$.											