LOT 549
NORTH HAMPTON PHASE 5 PB 7/24

BONNER MICHAEL A & LISA
85184 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0549-0000

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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

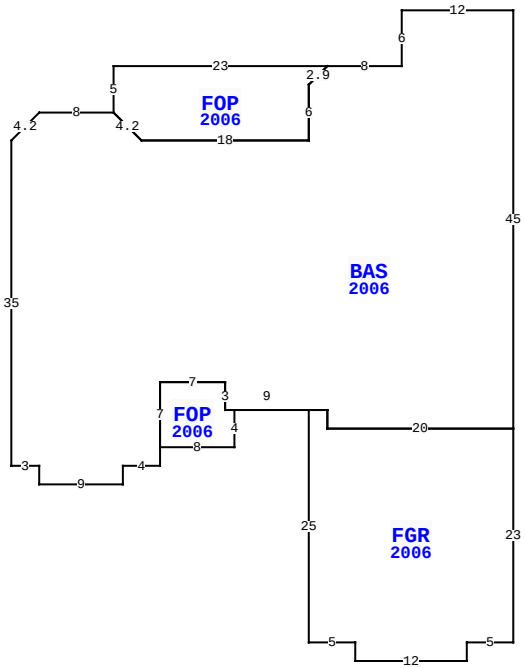
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,978	100	1,978	267,481
FGR	534	55	294	39,757
FOP	53	30	16	2,164
FOP	166	30	50	6,762
TOTALS	2,731		2,338	316,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,338	118.2321	147.79	345,533	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1978 HX Base Yr 2021



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

85184 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,163
TOTAL MARKET OB/XF VALUE		4,976
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		448,639
SOH/AGL Deduction		172,443
ASSESSED VALUE		276,196
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,196
TOTAL JUST VALUE		448,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20743	SWIM POOL	42,450	11/01/2007
M11540	MECH OTHER	0	05/01/2006
P11071	OTHER	0	05/01/2006
C17555	CO ISSUED	320,140	04/01/2006
R09167	REPAIR/RRF	1,500	04/01/2006
B17555	NEW CONSTR	320,140	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/0521	8/03/2020	WD	Q	I	01	275,000
GRANTOR: MCCARTHY PATRICK R &						
GRANTEE: BONNER MICHAEL A &						
2153/0485	10/18/2017	WD	Q	I	02	295,000
GRANTOR: TOWNSEND THOMAS JR &						
GRANTEE: MCCARTHY PATRICK R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 S6 W8 FOP=[YR=2006] W23 S5 D3 R3 E18 N6 R2 U2 $ D2 L2 S6 W18 L3 U3 W8 D3 L3 S35 E3 S2 E9 N2 E4 N2 FOP=[YR=2006] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E9 FGR=[YR=2006] S25 E5 S2 E12 N2 E5 N23 W20 N2 W2$ E2 S2 E20 N45$.

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	0812	CONCRETE C	0	100	0	0	1,430.00	SF	4.00	4.00	100	2006	2006	3	87	4,976	

LAND DESCRIPTION

TOTAL OB/XF 4,976

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