

LOT 550
IN OR 1585/20
NORTH HAMPTON PHASE 5 PB 7/24

MCGUIRE RICHARD L & LAURA A
85196 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0550-0000



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 70
Interior Floo	14	CARPET 30
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	0 100
Occupancy	00	NONE 100

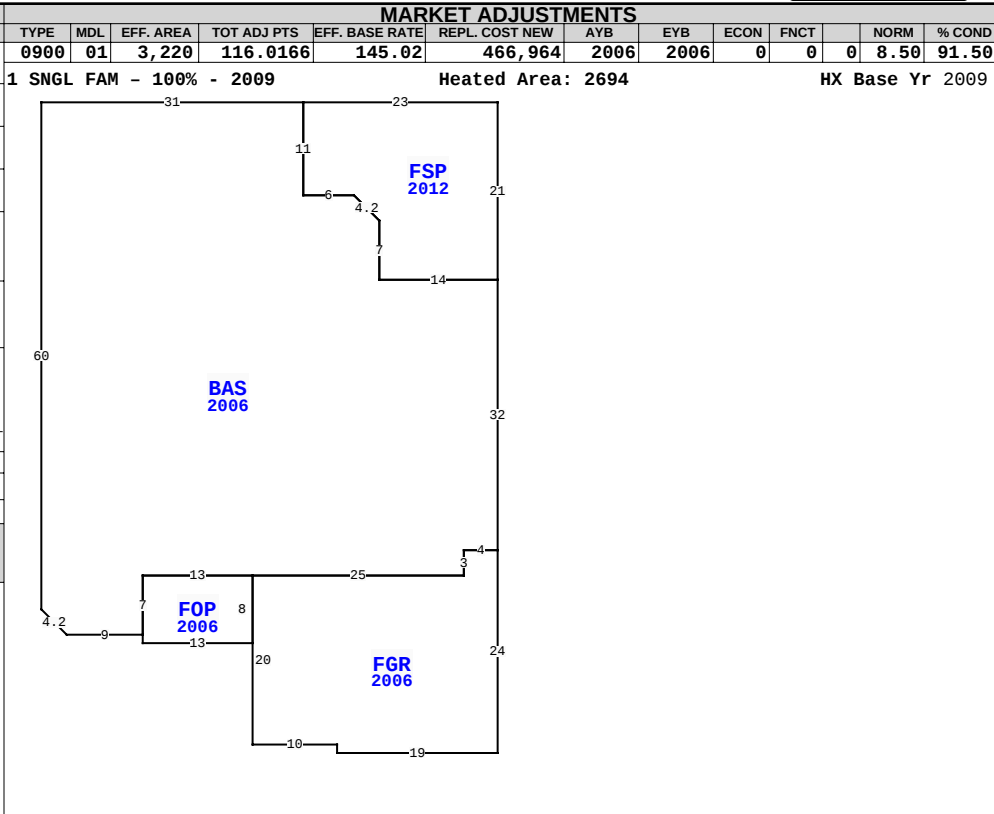
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,694	100	2,694	357,476
FGR	611	55	336	44,585
FOP	104	30	31	4,114
FSP	398	40	159	21,098

TOTALS	3,807		3,220	427,272
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,039.00	SF	4.00	4.00	

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	



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	05/31/2007	RK	LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
85196 SAGAPONACK DR, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										427,272	
TOTAL MARKET OB/XF VALUE										6,766	
TOTAL LAND VALUE - MARKET										127,500	
TOTAL MARKET VALUE										561,538	
SOH/AGL Deduction										302,350	
ASSESSED VALUE										259,188	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										209,188	
TOTAL JUST VALUE										561,538	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										542,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17605	ELEC OTHER	2,000	07/01/2006
M11809	MECH OTHER	0	07/01/2006
C17746	C0 ISSUED	290,000	05/01/2006
P11164	OTHER	0	05/01/2006
R09288	REPAIR/RRF	5,000	05/01/2006
B17746	NEW CONSTR	290,000	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1585/0020	9/15/2008	QD U	I	I	27
GRANTOR: NATIONAL RESIDENTIAL					
GRANTEE: MCGUIRE RICHARD L &					
1585/0017	9/15/2008	WD U	I	I	27
GRANTOR: ALZMANN GREGORY F					
GRANTEE: NATIONAL RESIDENTIA					

BUILDING NOTES											

BUILDING DIMENSIONS											
FSP=[YR=2012] W23 BAS=[YR=2006] W31 S60 R3 D3 E9 FOP=[YR=2006] S1 E13 N8 W13 S7 \$ N7 E13 FGR=[YR=2006] S20 E10 S1 E19 N24 W4 S3 W25 \$ E25 N3 E4 N32 W14 N7 U3 L3 W6 N11 \$ S11 E6 D3 R3 S7 E14 N21 \$.											