

LOT 552
IN OR 1678/1495
NORTH HAMPTON PHASE 5 PB 7/24

DENISON JAMES L
85220 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

2024

12-2N-27-1460-0552-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,784	100	2,784	344,530
FGR	626	55	344	42,571
FOP	134	30	40	4,950
FSP	265	40	106	13,118
FUS	382	100	382	47,274
TOTALS	4,191		3,656	452,444

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3
2	0812	CONCRETE C	0	100	0	0	1,253.00	SF	4.00	4.00	100	2006	2006	3

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,656	108.2025	135.25	494,474	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2023											
Heated Area: 3166											
HX Base Yr											

85220 SAGAPONACK DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		452,444	
TOTAL MARKET OB/XF VALUE		7,510	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		587,454	
SOH/AGL Deduction		3,162	
ASSESSED VALUE		584,292	
TOTAL EXEMPTION VALUE		13	584,292
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		587,454	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		567,274	

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1678/1495	4/28/2010	WD U	I	I	12
GRANTOR: HSBC BANK USA					
GRANTEE: DENISON JAMES L					
1646/1374	11/02/2009	CT U	I	I	18
GRANTOR: CLERK OF COURT					
GRANTEE: HSBC BANK USA					

BUILDING NOTES														
BUILDING DIMENSIONS														
FSP=[YR=2006] N15 W24 S5 E7 D3 R3 S7 E14 \$ BAS=[YR=2006] W14 N7 U3 L3 W7 N11 W31 S60 D3 R3 E7 FOP=[YR=2006] S4 E12 N2 E4 N8 W13 S6 W3 \$ E3 N6 E13 FGR=[YR=2006] S20 E10 S2 E19 N24 W4 S2 W25 \$ E25 N4 E4 N32 \$ PTR=E30 FUS=[YR=2006] E8 S12 E14 S13 W22 N25 \$ W30 \$.														

TOTAL OB/XF														
7,510														