LOT 553
NORTH HAMPTON PHASE 5 PB 7/24

WINDHAM JEFFERSON E & SHELIA
85232 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0553-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

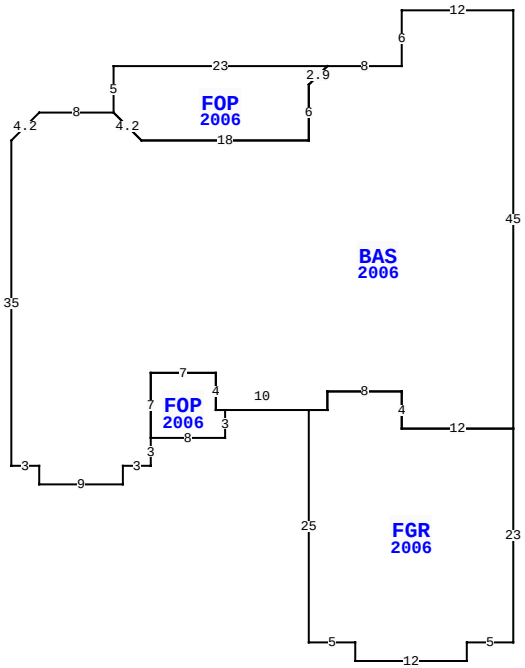
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,933	100	1,933	267,303
FGR	566	55	311	43,006
FOP	52	30	16	2,212
FOP	166	30	50	6,915
TOTALS	2,717		2,310	319,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,310	120.9075	151.13	349,110	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 1933 HX Base Yr 2021



85232 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		319,436
TOTAL MARKET OB/XF VALUE		4,096
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		451,032
SOH/AGL Deduction		173,389
ASSESSED VALUE		277,643
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,643
TOTAL JUST VALUE		451,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11468	MECH OTHER	0	05/01/2006
E17207	ELEC OTHER	1,900	04/01/2006
P10899	OTHER	0	03/01/2006
C17168	CO ISSUED	320,040	02/01/2006
R08953	REPAIR/RRF	1,500	02/01/2006
B17168	NEW CONSTR	320,040	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2378/1140	7/17/2020	WD	Q	I	01	293,500
GRANTOR: EAMES KATHERINE A & A						
GRANTEE: WINDHAM JEFFERSON E						
2032/1612	3/04/2016	WD	Q	I	02	265,000
GRANTOR: KANTHARAJ BELAGODU N						
GRANTEE: EAMES KATHERINE A &						

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 E3 N3 FOP=[YR=2006] E8 N3 W1 N4 W7 S7$ N7 E7 S4 E10 FGR=[YR=2006] S25 E5 S2 E12 N2 E5 N23 W12 N4 W8 S2 W2$ E2 N2 E8 S4 E12 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	1,177.00	SF	4.00	4.00	100	2006	2006	3	87	4,096	

LAND DESCRIPTION

TOTAL OB/XF 4,096

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