LOT 554
IN OR 2043/1455
NORTH HAMPTON PHASE 5 PB 7/24

BRYANT GERALD & MELISSA
85246 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

**2024**

**12-2N-27-1460-0554-0000**

## 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 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 | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

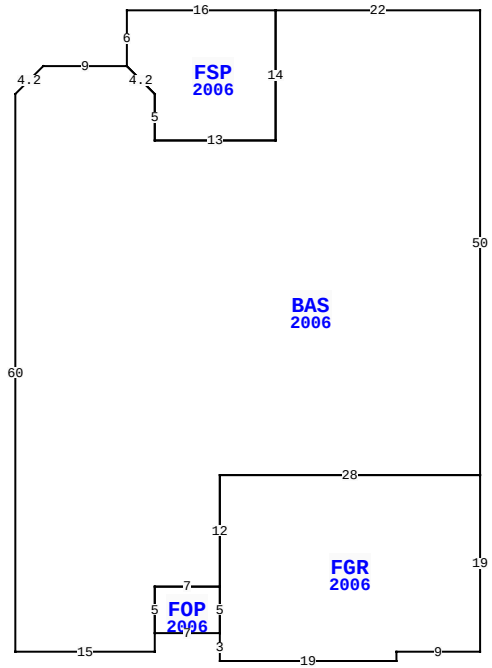
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,588 | 100 | 2,588 | 350,870 |
| FGR | 551 | 55 | 303 | 41,080 |
| FOP | 35 | 30 | 10 | 1,356 |
| FSP | 205 | 40 | 82 | 11,117 |
| TOTALS | 3,379 | | 2,983 | 404,422 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,983 | 118.5387 | 148.17 | 441,991 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 2588 HX Base Yr 2017




85246 SAGAPONACK DR, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 404,422 |
| TOTAL MARKET OB/XF VALUE | | 7,354 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 539,276 |
| SOH/AGL Deduction | | 221,798 |
| ASSESSED VALUE | | 317,478 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 267,478 |
| TOTAL JUST VALUE | | 539,276 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 537,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| SP240000077 | IN GROUND SWIMMIN | 120,000 | 01/03/2024 |
| E17808 | ELEC OTHER | 2,000 | 08/01/2006 |
| M11812 | MECH OTHER | 0 | 07/01/2006 |
| C17794 | CO ISSUED | 290,000 | 05/01/2006 |
| C17794 | CO ISSUED | 290,000 | 05/01/2006 |
| R09323 | REPAIR/RRF | 5,000 | 05/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2043/1455 | 4/28/2016 | WD | Q | I | 01 | 336,500 |
| GRANTOR: RICHARD MADELINE | | | | | | |
| GRANTEE: BRYANT GERALD & MEL | | | | | | |
| 1670/1134 | 3/09/2010 | WD | U | I | 12 | 196,000 |
| GRANTOR: DEUTSCHE BANK NATIONA | | | | | | |
| GRANTEE: RICHARD MADELINE | | | | | | |

## BUILDING NOTES

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 90 | 3,150 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,208.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 4,204 | |

## BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 S14 W13 N5 U3L3 W9 D3L3 S60 E15 N2 N5 E7 N12 E28 N50 $
FGR=[YR=2006;ORIG=-28,67] S3 E19 N1 E9 N19 W28 S12 S5 $
FSP=[YR=2006;ORIG=-22,0] W16 S6 D3R3 S5 E13 N14 $
FOP=[YR=2006;ORIG=-35,67] N5 E7 S5 W7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 7,354

| 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 05/23/2024 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS