

LOT 558
IN OR 1514/616
NORTH HAMPTON PHASE 5 PB 7/24

BECKER KAY R & JOHNSON W
85292 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

2024

12-2N-27-1460-0558-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	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	2,379	100	2,379	323,239
FGR	647	55	356	48,370
FOP	48	30	14	1,902
FSP	225	40	90	12,229
TOTALS	3,299		2,839	385,741

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	0811	CONCRETE B	0	100	0	0	1,040.00	SF	5.20	5.20	

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,839	119.4480	149.31	423,891	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2009 Heated Area: 2379 HX Base Yr 2009											
85292 SAGAPONACK DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		385,741	
TOTAL MARKET OB/XF VALUE		7,766	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		521,007	
SOH/AGL Deduction		277,571	
ASSESSED VALUE		243,436	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		193,436	
TOTAL JUST VALUE		521,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		503,811	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09959	MECH OTHER	0	07/01/2005
E0515218	ELEC OTHER	0	06/01/2005
E0514905	ELEC OTHER	2,000	05/01/2005
P0509460	OTHER	0	05/01/2005
B14851	NEW CONSTR	260,000	03/01/2005
R07383	REPAIR/RRF	5,000	03/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1514/0616	7/23/2007	WD	Q	I	
GRANTOR: RUNKLE RALPH L & CHRI					SALE PRICE
GRANTEE: BECKER KAY R & JOHN					
1360/1779	10/24/2005	WD	Q	I	
GRANTOR: MORRISON HOMES INC					319,800
GRANTEE: RUNKLE RALPH L & CH					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2005] N9 W25 S9 E25\$ BAS=[YR=2005] W25 N9 W25 S50											
FGR=[YR=2005] S23 E19 N2 E10 N15 FOP=[YR=2005] E8 N6 W8 S6\$											
N6 W29\$ E37 S8 E13 N49\$.											