LOT 559
NORTH HAMPTON PHASE 5 PB 7/24

**STONE CLARENCE & REBECCA**
85336 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**12-2N-27-1460-0559-0000**

## BUILDING CHARACTERISTICS

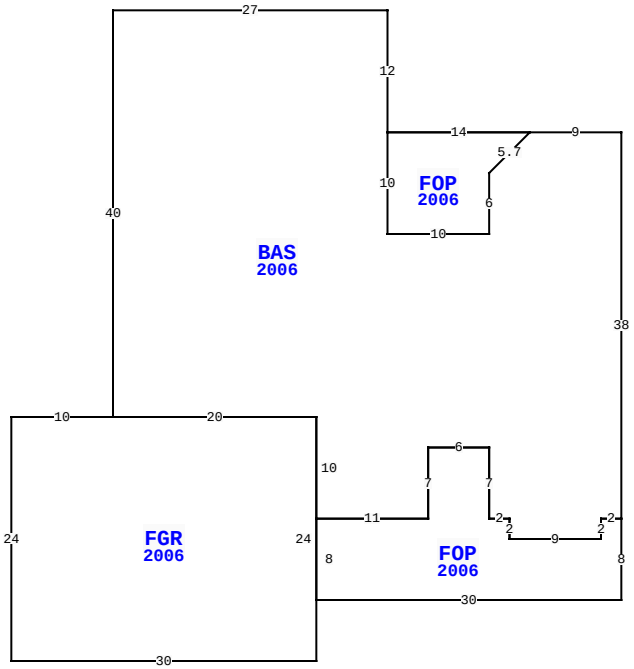
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 2,000 | 100 | 2,000 | 262,623 |
| FGR | 720 | 55 | 396 | 51,999 |
| FOP | 108 | 30 | 32 | 4,202 |
| FOP | 264 | 30 | 79 | 10,373 |
| TOTALS | 3,092 | | 2,507 | 329,199 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,507 | 114.8112 | 143.51 | 359,780 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2022 Heated Area: 2000 HX Base Yr 2022




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

85336 SAGAPONACK DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 329,199 |
| TOTAL MARKET OB/XF VALUE | | 7,653 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 464,352 |
| SOH/AGL Deduction | | 95,525 |
| ASSESSED VALUE | | 368,827 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 318,827 |
| TOTAL JUST VALUE | | 464,352 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 449,700 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E17926 | ELEC OTHER | 2,000 | 08/01/2006 |
| M11958 | MECH OTHER | 0 | 08/01/2006 |
| C17772 | CO ISSUED | 290,000 | 05/01/2006 |
| P11166 | OTHER | 0 | 05/01/2006 |
| R09311 | REPAIR/RRF | 5,000 | 05/01/2006 |
| B17772 | NEW CONSTR | 290,000 | 05/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2281/1218 | 5/16/2019 | SW | Q | I | 01 | 275,000 |
| GRANTOR: RMAC TRUST | | | | | | |
| GRANTEE: STONE CLARENCE & RE | | | | | | |
| 2231/1896 | 10/22/2018 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: RMAC TRUST | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W9 FOP=[YR=2006] D4 L4 S 6 W10 N10 E14 $ W14 N12 W27 S40 FGR=[YR=2006] W10 S24 E30 N24 W20 $ E20 S10 FOP=[YR=2006] E11 N7 E6 S7 E2 S2 E9 N2 E2 S8 W30 N8 $ E11 N7 E6 S7 E2 S2 E9 N2 E2 N38 $ .

## 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 | 1,294.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 4,503 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,653

| 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 09/25/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS