LOT 560
NORTH HAMPTON PHASE 5 PB 7/24

PAZAND ALI
85348 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**12-2N-27-1460-0560-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 21 | STONE 20 |
| 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 | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |

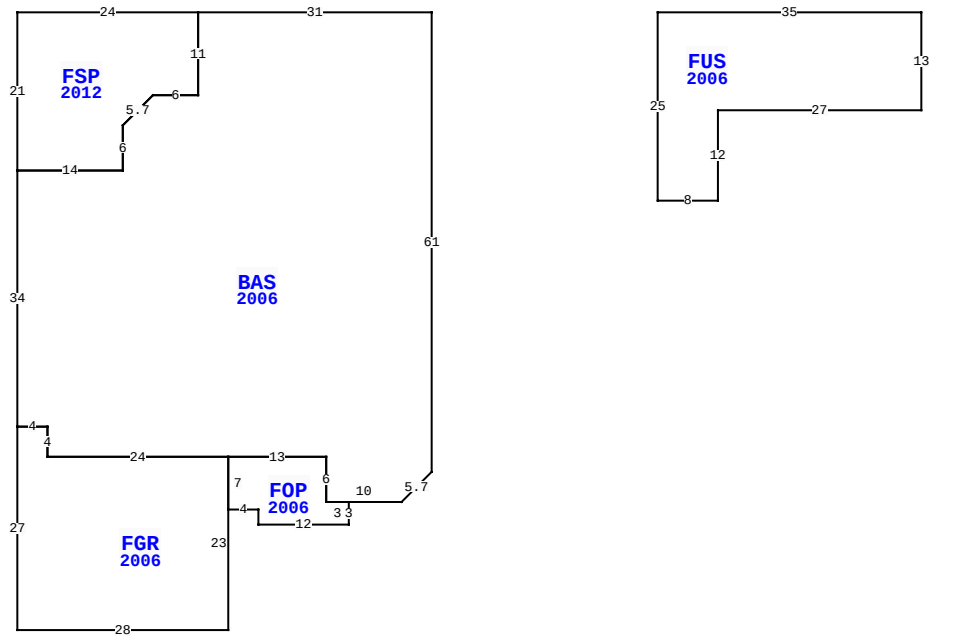
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,893 | 100 | 2,893 | 372,684 |
| FGR | 660 | 55 | 363 | 46,763 |
| FOP | 118 | 30 | 35 | 4,509 |
| FSP | 412 | 40 | 165 | 21,255 |
| FUS | 551 | 100 | 551 | 70,981 |
| TOTALS | 4,634 | | 4,007 | 516,194 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 4,007 | 112.6356 | 140.79 | 564,146 | 2006 | 2006 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2021 Heated Area: 3444 HX Base Yr 2021




85348 SAGAPONACK DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 516,194 |
| TOTAL MARKET OB/XF VALUE | | 7,455 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 651,149 |
| SOH/AGL Deduction | | 252,673 |
| ASSESSED VALUE | | 398,476 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 348,476 |
| TOTAL JUST VALUE | | 651,149 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 628,100 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P11105 | OTHER | 0 | 05/01/2006 |
| C17521 | CO ISSUED | 252,176 | 04/01/2006 |
| R09150 | REPAIR/RRF | 5,000 | 04/01/2006 |
| B17521 | NEW CONSTR | 252,176 | 04/01/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2636/515 | 4/25/2023 | QC | U | I | 11 | 100 |
| GRANTOR: PAZAND SHANNON | | | | | | |
| GRANTEE: PAZAND ALI | | | | | | |
| 2224/0450 | 9/10/2018 | WD | Q | I | 01 | 375,000 |
| GRANTOR: HALPERIN ANDREW J & S | | | | | | |
| GRANTEE: PAZAND ALI & SHANNO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W31 FSP=[YR=2012] W24 S21 E14 N6 U4 R4 E6 N11 $ S11 W6 D4 L4 S6 W14 S34 FGR=[YR=2006] S27 E28 N23 W24 N4 W4 $ E4 S4 E24 FOP=[YR=2006] S7 E4 S2 E12 N3 W3 N6 W13 $ E13 S6 E10 U4 R4 N61 $ PTR= E30 FUS=[YR=2006] E35 S13 W27 S12 W8 N25 $ W30$ .

## 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 | 1,237.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 87 | 4,305 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,455

| 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