LOT 563
NORTH HAMPTON PHASE 5 PB 7/24

BEST CHRISTIE LYNN & PAUL EDWARD
85386 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0563-0000

BUILDING CHARACTERISTICS

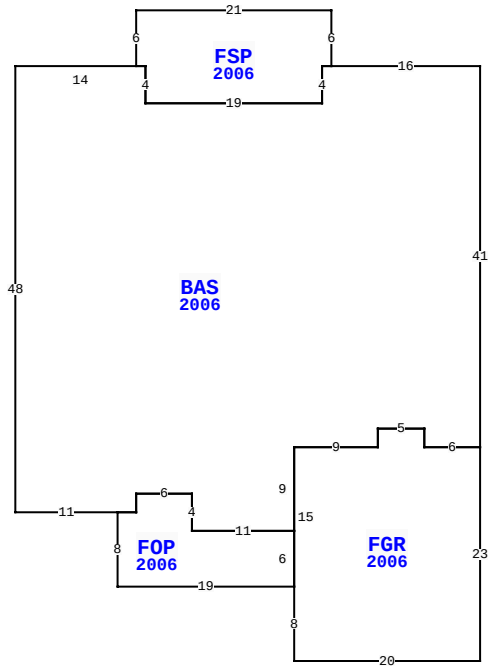
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,184	100	2,184	282,508
FGR	470	55	258	33,373
FOP	142	30	43	5,562
FSP	202	40	81	10,478
TOTALS	2,998		2,566	331,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	113.0976	141.37	362,755	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2024 Heated Area: 2184 HX Base Yr 2024



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

85386 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,921
TOTAL MARKET OB/XF VALUE		5,358
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		464,779
SOH/AGL Deduction		0
ASSESSED VALUE		464,779
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		414,779
TOTAL JUST VALUE		464,779
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16916	ELEC OTHER	2,300	03/01/2006
M11248	MECH OTHER	0	03/01/2006
P10697	OTHER	0	02/01/2006
C16279	CO ISSUED	333,715	10/01/2005
R08366	REPAIR/RRF	1,500	10/01/2005
B16279	NEW CONSTR	333,715	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1410	4/19/2023	WD	Q	I	01	465,000
GRANTOR: STEINER FRED & LYNN T						
GRANTEE: BEST CHRISTIE LYNN						
2083/0587	11/08/2016	WD	U	I	11	100
GRANTOR: STEINER FRED & LYNN						
GRANTEE: STEINER SAGAPONACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2006] N6 W21 S6 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W14 S48 E11 FOP=[YR=2006] S8 E19 FGR=[YR=2006] S8 E20 N23 W6 N2 W5 S2 W9 S15$ N6 W11 N4 W6 S2 W2$ E2 N2 E6 S4 E11 N9 E9 N2 E5 S2 E6 N41$.

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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2006	2006	3	87	3,176	
2	0462	ST/AL FNC	0	100	0	0	496.00	SF	10.00	10.00	100	2006	2006	3	44	2,182	

LAND DESCRIPTION

TOTAL OB/XF 5,358

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