



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 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

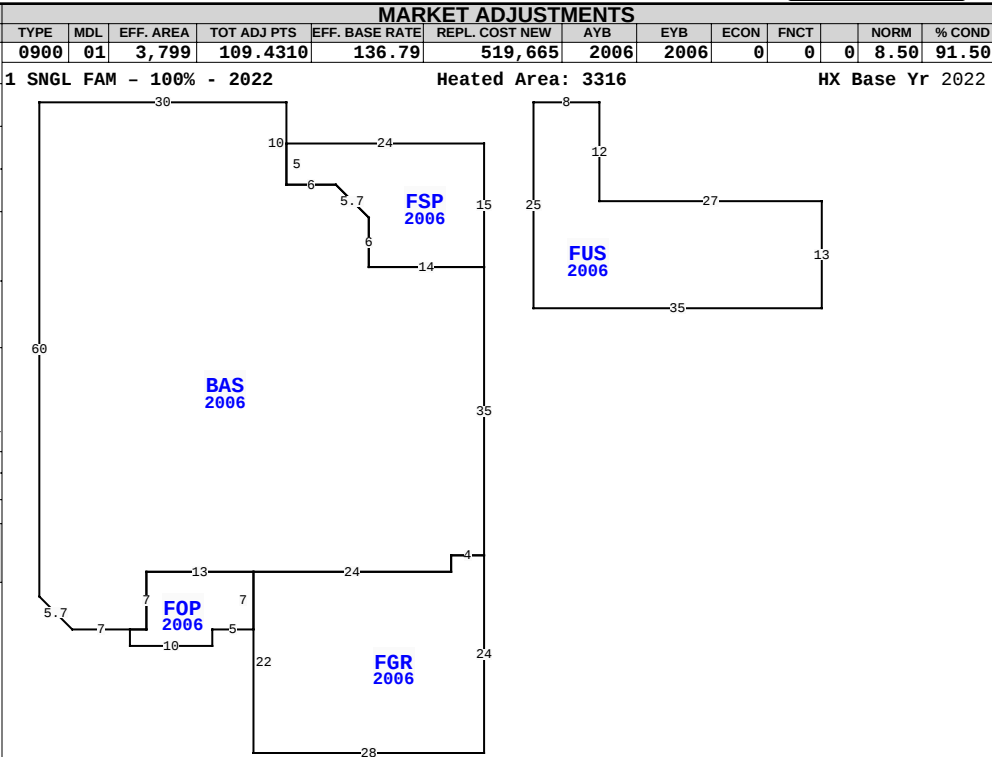
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,765	100	2,765	346,075
FGR	624	55	343	42,931
FOP	111	30	33	4,130
FSP	268	40	107	13,393
FUS	551	100	551	68,964

TOTALS	4,319		3,799	475,493
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0855	CONC PAVER	0	100	0	1,207.00	SF	10.00	10.00	100	2006



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	02/22/2007	RK	LAND DATE	
INC DATE			AG DATE	

85398 SAGAPONACK DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,799	109.4310	136.79	519,665	2006	2006	0	0	8.50	91.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		475,493
TOTAL MARKET OB/XF VALUE		13,651
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		616,644
SOH/AGL Deduction		120,631
ASSESSED VALUE		496,013
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		446,013
TOTAL JUST VALUE		616,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,493

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617519	ELEC OTHER	2,000	06/01/2006
P11116	OTHER	0	05/01/2006
C16892	C0 ISSUED	260,000	01/01/2006
R08770	REPAIR/RRF	5,000	01/01/2006
B16892	NEW CONSTR	260,000	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2509/0886	10/29/2021	WD	Q	I	01	549,900
GRANTOR: AILES ROBERT J & PATR						
GRANTEE: KASZUBINSKI KENNETH						
2318/0251	11/06/2019	WD	Q	I	01	400,000
GRANTOR: VAN HEERTUM RONALD L						
GRANTEE: AILES ROBERT J & PA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W30 S60 D4 R4 E7 FOP=[YR=2006] S2 E10 N2 E5 N7 W13 S7 W2 \$ E2 N7 E13 FGR=[YR=2006] S22 E28 N24 W4 S2 W24 \$ E24 N2 E4 N35 FSP=[YR=2006] N15 W24 S5 E6 D4 R4 S6 E14 \$ W14 N6 U4 L4 W6 N10 \$ PTR=E30 FUS=[YR=2006] E8 S12 E27 S13 W35 N25 \$ W30 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	