LOT 565
NORTH HAMPTON PHASE 5 PB 7/24

VILLA GUY III
85414 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0565-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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

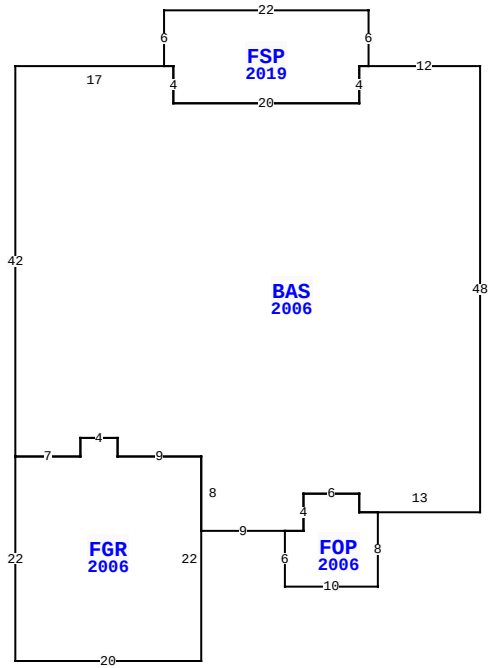
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,202	100	2,202	290,176
FGR	448	55	246	32,418
FOP	88	30	26	3,427
FSP	212	40	85	11,201
TOTALS	2,950		2,559	337,221

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,559	115.2144	144.02	368,547	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2021 Heated Area: 2202 HX Base Yr 2021



85414 SAGAPONACK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		337,221
TOTAL MARKET OB/XF VALUE		5,009
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		469,730
SOH/AGL Deduction		185,079
ASSESSED VALUE		284,651
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		234,651
TOTAL JUST VALUE		469,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11471	MECH OTHER	0	05/01/2006
P11021	OTHER	0	04/01/2006
C16177	CO ISSUED	331,715	09/01/2005
B16177	NEW CONSTR	331,715	09/01/2005
R08307	REPAIR/RRF	1,500	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2341/1068	2/21/2020	WD	Q	I	02	287,100
GRANTOR: OPENDOOR PROPERTY C L						
GRANTEE: VILLA GUY III						
2286/1694	7/01/2019	WD	Q	I	01	315,000
GRANTOR: KLONTZ DAVID S & HARR						
GRANTEE: OPENDOOR PROPERTY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FSP=[YR=2019] N6 W22 S6 E1 S4 E20 N4 E1$ W1 S4 W20 N4 W17 S42 FGR=[YR=2006] S22 E20 N22 W9 N2 W4 S2 W7$ E7 N2 E4 S2 E9 S8 E9 FOP=[YR=2006] S6 E10 N8 W2 N2 W6 S4 W2$ E2 N4 E6 S2 E13 N48$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
2	0811	CONCRETE B	0	100	0	0	608.00	SF	5.20	5.20	100	2006	2006	3	87	2,751	
3	0810	CONCRETE A	0	100	27	3	81.00	SF	6.50	6.50	100	2006	2006	3	87	458	

LAND DESCRIPTION

TOTAL OB/XF 5,009

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