

LOT 568
IN OR 2034/473
NORTH HAMPTON PHASE 5 PB 7/24

RODRIGUEZ ROBERT J & DEBORAH M JNT REV TRUST/RODR
85454 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0568-0000



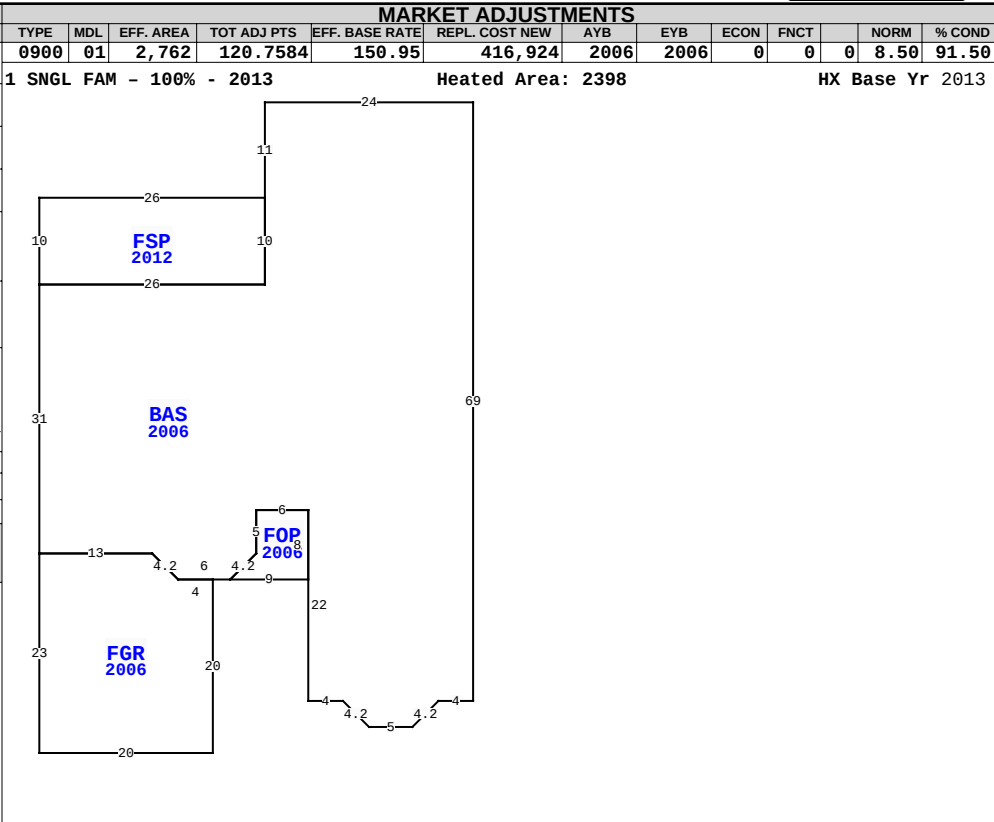
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,398	100	2,398	331,210
FGR	444	55	244	33,701
FOP	53	30	16	2,210
FSP	260	40	104	14,365

TOTALS	3,155		2,762	381,485
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20



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

85454 SAGAPONACK DR, FERNANDINA BEACH

L N	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	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20	5.20	100	2006	2006	3	87	3,357	

LAND DESCRIPTION										TOTAL OB/XF 6,507							
------------------	--	--	--	--	--	--	--	--	--	-------------------	--	--	--	--	--	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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
-------------	------------	----	-----	--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY										PAGE 1 of 1			
VALUATION SUMMARY										4			
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										381,485			
TOTAL MARKET OB/XF VALUE										6,507			
TOTAL LAND VALUE - MARKET										127,500			
TOTAL MARKET VALUE										515,492			
SOH/AGL Deduction										275,403			
ASSESSED VALUE										240,089			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										190,089			
TOTAL JUST VALUE										515,492			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										498,465			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11171	OTHER	0	05/01/2006
E17034	ELEC OTHER	2,000	03/01/2006
M11303	MECH OTHER	0	03/01/2006
P10724	OTHER	0	02/01/2006
C16894	CO ISSUED	240,000	01/01/2006
R08771	REPAIR/RRF	5,000	01/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2034/0473	3/09/2016	WD	U	I	11	100			
GRANTOR: RODRIGUEZ ROBERT J &									
GRANTEE: ROBERT J & DEBORAH									
1429/1012	7/20/2006	WD	Q	I		393,700			
GRANTOR: MORRISON HOMES INC									
GRANTEE: RODRIGUEZ ROBERT J									

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W24 S11 FSP=[YR=2012] W26 S10 E26 N10\$ S10 W26 S31 FGR=[YR=2006] S23 E20 N20 W4 L3 U3 W13\$ E13 D3 R3 E6 FOP=[YR=2006] E9 N8 W6 S5 L3 D3 \$ U3 R3 N5 E6 S22 E4 R3 D3 E5 U3 R3 E4 N69\$.									