



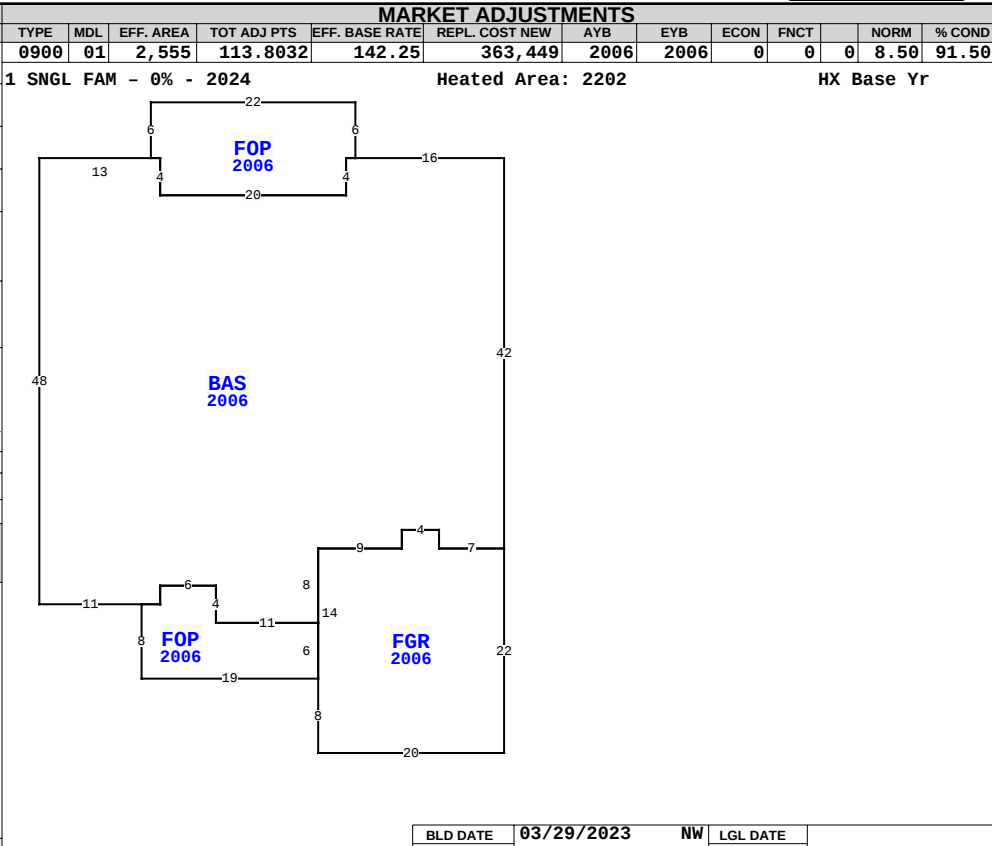
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	286,610
FGR	448	55	246	32,020
FOP	142	30	43	5,597
FOP	212	30	64	8,330
TOTALS	3,004		2,555	332,556

EXTRA FEATURES														
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
1	0811	CONCRETE B	0	0	0	620.00	SF	5.20	5.20	100	2006	2006	3	87
2	0810	CONCRETE A	0	0	28	84.00	SF	6.50	6.50	100	2006	2006	3	87
3	1242	WD DECK A	0	0	0	11.00	SF	10.00	10.00	100	2006	2006	3	27

LAND DESCRIPTION														
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
1	000135	C	SFR CNSVTN	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



85466 SAGAPONACK DR, FERNANDINA BEACH										BLD DATE	03/29/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

TOTAL OB/XF														
3,310														

NASSAU COUNTY PROPERTY										PAGE 1 of 1				
VALUATION SUMMARY										4				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										332,556				
TOTAL MARKET OB/XF VALUE										3,310				
TOTAL LAND VALUE - MARKET										127,500				
TOTAL MARKET VALUE										463,366				
SOH/AGL Deduction										0				
ASSESSED VALUE										463,366				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										463,366				
TOTAL JUST VALUE										463,366				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										448,511				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16917	ELEC OTHER	1,950	03/01/2006
M11246	MECH OTHER	0	03/01/2006
P10692	OTHER	0	02/01/2006
C15936	CO ISSUED	323,520	08/01/2005
R08151	REPAIR/RRF	1,500	08/01/2005
B15936	NEW CONSTR	323,520	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2649/283	6/20/2023	WD	Q	I	01	529,900	
GRANTOR: HOOVER HERBERT A JR &							
GRANTEE: MAGNUS-SHARPE MARE							
2523/0395	12/20/2021	WD	Q	I	01	350,000	
GRANTOR: TAURO SUDHIR & LUISA							
GRANTEE: HOOVER HERBERT ANDR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FOP=[YR=2006] N6 W22S6 E1 S4 E20 N4 E1\$ W1 S4 W20 N4 W13 S48 E11 FOP=[YR=2006] S8 E19 FGR=[YR=2006] S8 E20 N22 W7 N2 W4 S2 W9 S14\$ N6 W11 N4 W6 S2 W2\$ E2 N2 E6 S4 E11 N8 E9 N2 E4 S2 E7 N42\$.									