



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,583	100	1,583	199,205
FGR	462	55	254	31,964
FOP	174	30	52	6,544
FSP	242	40	97	12,206
FUS	1,061	100	1,061	133,516

TOTALS	3,522		3,047	383,434
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	829.00	SF	5.20
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50
3	1242	WD DECK A	0	100	5	2	10.00	SF	10.00

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,047	110.0274	137.53	419,054	2006	2006	0	0	8.50	91.50
1 SNGL FAM - 100% - 2024 Heated Area: 2644 HX Base Yr 2024											

85488 SAGAPONACK DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW XF DATE INC DATE LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		383,434	
TOTAL MARKET OB/XF VALUE		4,133	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		515,067	
SOH/AGL Deduction		191,130	
ASSESSED VALUE		323,937	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		273,937	
TOTAL JUST VALUE		515,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		504,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16918	ELEC OTHER	1,950	03/01/2006
M11247	MECH OTHER	0	03/01/2006
P10694	OTHER	0	02/01/2006
C16277	CO ISSUED	373,465	10/01/2005
R08364	REPAIR/RRF	0	10/01/2005
B16277	NEW CONSTR	373,465	10/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2623/1896	3/07/2023	WD	Q	I	01
GRANTOR: QUINN JOHN P					
GRANTEE: HALL KRISTON KLEE &					
2007/1786	10/06/2015	SW	U	I	12
GRANTOR: FANNIE MAE					
GRANTEE: QUINN MARIA G & JOH					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2006;ORIG=-29,0] W21 S22 E21 S25 E29 N37 W17 N4 W12 N6 \$									
FUS=[YR=2006;ORIG=10,47] N41 E12 S4 E17 S37 W12 N10 W6 S10 W11 \$									
FGR=[YR=2006;ORIG=-50,22] S22 E21 N22 W21 \$									
FSP=[YR=2006;ORIG=0,0] W29 S6 E12 S4 E17 N10 \$									
FOP=[YR=2006;ORIG=-29,47] S6 E29 N6 W29 \$									

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