LOT 575
IN OR 2134/621
NORTH HAMPTON PHASE 5 PB 7/24

OSBORNE JACQUELIN LOUISE
PO BOX 16796
FERNANDINA BEACH, FL 32035

2024

12-2N-27-1460-0575-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

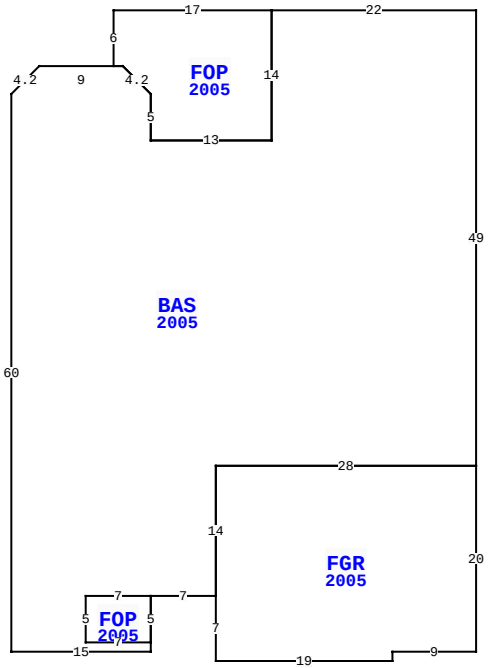
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,567	100	2,567	334,885
FGR	579	55	318	41,485
FOP	35	30	10	1,305
FOP	211	30	63	8,219
TOTALS	3,392		2,958	385,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,958	114.6894	143.36	424,059	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 2567 HX Base Yr 2018



85503 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		385,894
TOTAL MARKET OB/XF VALUE		6,728
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		520,122
SOH/AGL Deduction		217,518
ASSESSED VALUE		302,604
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,604
TOTAL JUST VALUE		520,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10250	MECH OTHER	0	09/01/2005
E15569	ELEC OTHER	2,000	08/01/2005
P09830	OTHER	0	08/01/2005
R0507809	REPAIR/RRF	5,000	06/01/2005
B0515480	NEW CONSTR	240,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/0621	6/26/2017	SW	U	I	12	195,000
GRANTOR: HOMEBANC MORTGAGE TRU						
GRANTEE: OSBORNE JACQUELIN L						
2099/0128	1/26/2017	CT	U	I	18	170,100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATL ASSOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22FOP=[YR=2005] W17S6E1 D3 R3
S5E13N14$S14W13N5 U3 L3 W9 D3 L3 S60E15N1FOP=[YR=2005]
W7N5E7S5$ N5E7FGR=[YR=2005] S7E19N1E9N20W28S14 $N14E28N49$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	2005	2005	3	86	3,613	

LAND DESCRIPTION

TOTAL OB/XF 6,728

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	000134	C	SFR POND	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 Common: 127,500 PRINTED 08/06/2024 BY SYS