

LOT 582
IN OR 1779/407
NORTH HAMPTON PHASE 5 PB 7/24

BRADDOCK ROBERT C JR & JOANNA
85407 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0582-0000



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	14	CARPET 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	286,610
FGR	448	55	246	32,020
FOP	88	30	26	3,385
FSP	206	40	82	10,673

TOTALS	2,944		2,556	332,686
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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	660.00	SF	5.20
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50
3	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,556	113.8032	142.25	363,591	2006	2006	0	0	0	8.50	91.50
1 SNGL FAM - 100% - 2013 Heated Area: 2202 HX Base Yr 2013												

85407 SAGAPONACK DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2006	2006	3	87	2,986	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2006	2006	3	87	475	
3	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2007	2007	3	48	3,456	

TOTAL OB/XF												
6,917												

Total Acres: 0.00	Total Land Value: 127,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		332,686	
TOTAL MARKET OB/XF VALUE		6,917	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		467,103	
SOH/AGL Deduction		249,077	
ASSESSED VALUE		218,026	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,026	
TOTAL JUST VALUE		467,103	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,529	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15943	NEW CONSTR	308,465	02/27/2006
E16213	ELEC OTHER	1,950	11/01/2005
M10657	MECH OTHER	0	11/01/2005
P10214	OTHER	0	10/01/2005
R08158	REPAIR/RRF	1,500	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1779/0407	2/10/2012	WD	Q	I	02
GRANTOR: CARULLI VITANTONIO &					
GRANTEE: BRADDOCK ROBERT C J					
1604/1153	2/06/2009	WD	U	I	19
GRANTOR: AMERICAN HOME MORTGAG					
GRANTEE: CARULLI VILANTONIO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W17 FSP=[YR=2011] N6 W21 S10 E20 N4 E1\$ W1 S4 W20 N4 W12 S48 E11 FOP=[YR=2006] S8 E10 N6 W2 N4 W6 S2 W2\$ E2 N2 E6 S4 E11 FGR=[YR=2006] S14 E20 N22 W7 N2 W4 S2 W9 S8\$ N8 E9 N2 E4 S2 E7 N42\$.									