LOT 584
IN OR 1967/1244
NORTH HAMPTON PHASE 5 PB 7/24

DROZDA WILLIAM P & PAMELA A
85381 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0584-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

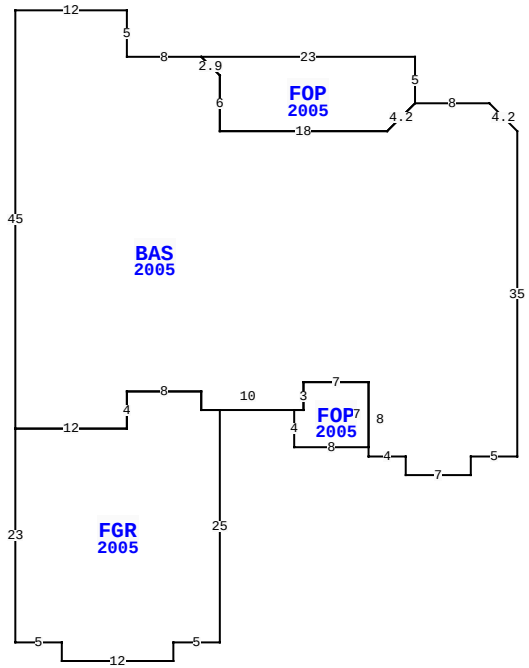
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,968	100	1,968	267,665
FGR	566	55	311	42,299
FOP	53	30	16	2,176
FOP	166	30	50	6,800
TOTALS	2,753		2,345	318,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,345	119.5698	149.46	350,484	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2016 Heated Area: 1968 HX Base Yr 2016



85381 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		318,940
TOTAL MARKET OB/XF VALUE		16,334
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		440,274
SOH/AGL Deduction		164,876
ASSESSED VALUE		275,398
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		225,398
TOTAL JUST VALUE		440,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002907	REPAIR/RRF	14,080	02/22/2022
B1633260	SCRN ROOM	10,178	10/21/2016
B15546	NEW CONSTR	270,000	01/11/2006
M10573	MECH OTHER	0	10/01/2005
P09999	OTHER	0	09/01/2005
E15533	ELEC OTHER	1,950	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1967/1244	3/13/2015	WD	Q	I	01	282,000
GRANTOR: DUPUIS STEVEN R & CAT						
GRANTEE: DROZDA WILLIAM P &						
1658/1251	1/15/2010	WD	Q	I	01	285,000
GRANTOR: GRAY JOSEPH & MELISSA						
GRANTEE: DUPUIS STEVEN R & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W8FOP=[YR=2005] N5W23 D2 R2 S6E18 U3 R3 $ D3 L3 W18N6 U2 L2 W8N5W12S45FGR=[YR=2005] S23E5S2 E12N2E5N25W2N2W8S4W12$E12N4E8 S2E10FOP=[YR=2005] S4E8N7W7S3W1$E1N3 E7S8E4S2E7N2E5N35$.

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	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00	4.00	100	2005	2005	3	86	3,884	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
3	0855	CONC PAVER	0	100	23	18	414.00	SF	10.00	10.00	100	2016	2016	3	96	3,974	
4	0911	SCRN RM A	0	100	23	18	414.00	SF	17.50	17.50	100	2016	2016	3	74	5,361	

LAND DESCRIPTION

TOTAL OB/XF 16,334

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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS