

LOT 585
IN OR 2134/770
NORTH HAMPTON PHASE 5 PB 7/24

KRUSH TIMOTHY & KRISTINE
85369 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0585-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 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	2,582	100	2,582	342,152
FGR	579	55	318	42,139
FOP	35	30	10	1,325
FSP	281	40	112	14,841
TOTALS	3,477		3,022	400,458

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	1,159.00	SF	5.20	5.20	
3	0861	POOL GUNIT	0	100	0	0	400.00	SF	85.00	85.00	
4	0911	SCRN RM A	0	100	0	0	962.00	SF	17.50	17.50	
5	0855	CONC PAVER	0	100	0	0	574.00	SF	10.00	10.00	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,022	116.4996	145.62	440,064	2005	2005	0	0	9.00	91.00
1 SNGL FAM - 100% - 2018 Heated Area: 2582 HX Base Yr 2018											
85369 SAGAPONACK DR, FERNANDINA BEACH											

TOTAL OB/XF											
65,628											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		400,458	
TOTAL MARKET OB/XF VALUE		65,628	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		571,086	
SOH/AGL Deduction		186,943	
ASSESSED VALUE		384,143	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		334,143	
TOTAL JUST VALUE		571,086	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		554,496	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014158	ADDITION	28,285	09/16/2022
22003824	SWIM POOL	62,160	03/10/2022
M10087	MECH OTHER	0	08/01/2005
E15276	ELEC OTHER	2,000	07/01/2005
P0509620	OTHER	0	06/01/2005
R0507710	REPAIR/RRF	5,000	06/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2134/0770	7/08/2017	WD Q	I	01	
GRANTOR: JONES LANCE T & LAURE					
GRANTEE: KRUSH TIMOTHY & KRI					
1787/1741	2/29/2012	WD Q	I	02	
GRANTOR: EDWARDS BERNARD D & M					
GRANTEE: JONES LANCE T & LAU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2005] W28 BAS=[YR=2005] W22 S49 FGR=[YR=2005] S20 E9 S1 E19 N2 FOP=[YR=2005] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S7 E15 N61 U3 L3 W9 D3 L3 S5 W13 N14\$ S14 E13 N5 R3 U3 E9 D3 R3 N9\$.											