



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	2,836	100	2,836	358,984
FGR	611	55	336	42,532
FOP	92	30	28	3,544
FSP	412	40	165	20,886
TOTALS	3,951		3,365	425,946

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20

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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,365	111.2832	139.10	468,072	2005	2005	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2023 Heated Area: 2836 HX Base Yr 2023												
85345 SAGAPONACK DR, FERNANDINA BEACH												

TOTAL OB/XF 7,122												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	2005

TOTAL OB/XF 7,122												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		425,946	
TOTAL MARKET OB/XF VALUE		7,122	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		560,568	
SOH/AGL Deduction		148,660	
ASSESSED VALUE		411,908	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		361,908	
TOTAL JUST VALUE		560,568	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		541,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10252	ELEC OTHER	0	09/01/2005
E15570	ELEC OTHER	2,000	08/01/2005
P09757	OTHER	0	07/01/2005
R0507806	REPAIR/RRF	5,000	06/01/2005
B0515477	NEW CONSTR	250,000	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0204	11/17/2022	WD	Q	I	01	640,000
GRANTOR: CULVER PEDER H & VICT						
GRANTEE: TEUFEL JAMES						
2046/0846	5/16/2016	WD	Q	I	01	332,500
GRANTOR: SHEARS PATRICIA M						
GRANTEE: CULVER PEDER H & VI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] N21W24S11E6 D4 R4 S6E14 \$BAS=[YR=2005] W14N6 U4 L4 W6N11W31 S60 D4 R4 E8FOP=[YR=2005] S1E14N7W13 S6W1\$E1N6E13FGR=[YR=2005] S20E10S1 E19N24W4S3W25\$E25N3E4N34\$.									