LOT 593
IN OR 2094/1232
NORTH HAMPTON PHASE 5 PB 7/24

MCGUIRE KENNETH M
85247 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0593-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

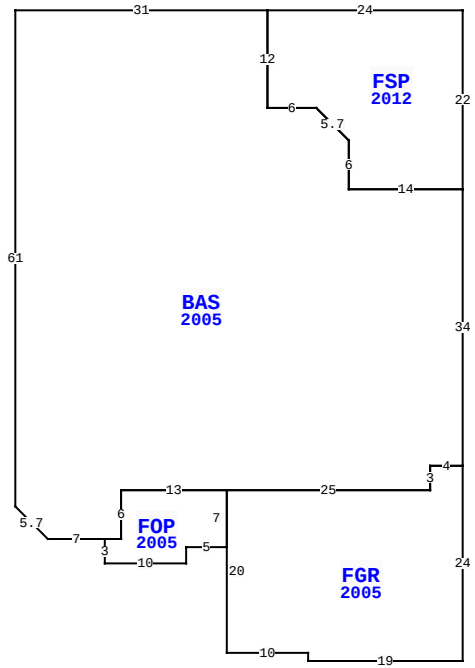
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,867	100	2,867	367,004
FGR	611	55	336	43,011
FOP	113	30	34	4,353
FSP	436	40	174	22,274
TOTALS	4,027		3,411	436,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,411	112.5390	140.67	479,825	2005	2005	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2018 Heated Area: 2867 HX Base Yr 2018



85247 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		436,641
TOTAL MARKET OB/XF VALUE		7,515
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		571,656
SOH/AGL Deduction		245,879
ASSESSED VALUE		325,777
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,777
TOTAL JUST VALUE		571,656
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15703	ELEC OTHER	2,000	09/01/2005
M10345	MECH OTHER	0	09/01/2005
P09899	OTHER	0	08/01/2005
R0507808	REPAIR/RRF	5,000	06/01/2005
B0515479	NEW CONSTR	240,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2094/1232	1/17/2017	QC	U	I	11	100
GRANTOR: MCGUIRE JAYNE WOOTEN						
GRANTEE: MCGUIRE KENNETH M						
1550/1013	2/11/2008	WD	Q	I		369,500
GRANTOR: WILLIAMS ELSA & ESROM						
GRANTEE: MCGUIRE JAYNE W TRU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] N22W24 BAS=[YR=2005] W31S61 D4 R4 E7
FOP=[YR=2005] S3E10N2E5N7W13 S6W2$ E2N6E13 FGR=[YR=2005]
S20E10S1 E19N24W4S3W25$ E25N3E4N34W14N6 U4 L4 W6N12$S12E6 D4
R4 S6E14$.

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	984.00	SF	5.20	5.20	100	2005	2005	3	86	4,400	

LAND DESCRIPTION

TOTAL OB/XF 7,515

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