LOT 595
IN OR 1961/735
NORTH HAMPTON PHASE 5 PB 7/24

NICHOLS AILEEN REVOCABLE TRUST
PO BOX 6278
MORAGA, CA 94570

**2024**

**12-2N-27-1460-0595-0000**

## BUILDING CHARACTERISTICS

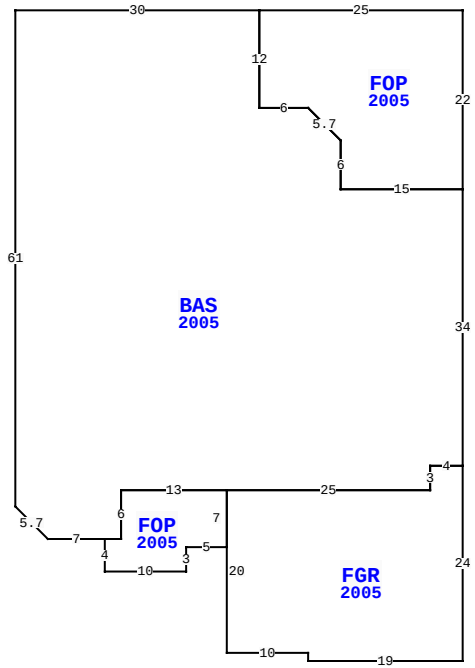
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 80 |
| Exterior Wall | 21 | STONE 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 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 | 2,845 | 100 | 2,845 | 361,702 |
| FGR | 611 | 55 | 336 | 42,718 |
| FOP | 123 | 30 | 37 | 4,704 |
| FOP | 458 | 30 | 137 | 17,417 |
| TOTALS | 4,037 | | 3,355 | 426,542 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,355 | 111.7662 | 139.71 | 468,727 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 0% - 0 Heated Area: 2845 HX Base Yr




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

85223 SAGAPONACK DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 426,542 |
| TOTAL MARKET OB/XF VALUE | 3,564 |
| TOTAL LAND VALUE - MARKET | 127,500 |
| TOTAL MARKET VALUE | 557,606 |
| SOH/AGL Deduction | 134,308 |
| ASSESSED VALUE | 423,298 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 423,298 |
| TOTAL JUST VALUE | 557,606 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 538,533 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E15958 | ELEC OTHER | 2,000 | 10/01/2005 |
| M10422 | MECH OTHER | 0 | 10/01/2005 |
| P09905 | OTHER | 0 | 08/01/2005 |
| R07907 | REPAIR/RRF | 5,000 | 07/01/2005 |
| B15613 | NEW CONSTR | 240,000 | 07/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1961/0735 | 2/02/2015 | WD | U | I | 11 | 100 |
| GRANTOR: NICHOLS AILEEN TRUST | | | | | | |
| GRANTEE: NICHOLS AILEEN REVO | | | | | | |
| 1921/0791 | 6/03/2014 | WD | U | I | 11 | 100 |
| GRANTOR: NICHOLS AILEEN | | | | | | |
| GRANTEE: AILEEN NICHOLS TRUS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2005] N22W25S12E6 D4 R4 S6E15 $BAS=[YR=2005] W15N6 U4 L4 W6N12W30 S61 D4 R4 E7FOP=[YR=2005] S4E10N3E5N7 W13S6W2$E2N6E13FGR=[YR=2005] S20E10 S1E19N24W4S3W25$E25N3E4N34$.

## 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 | 0 | 0 | 0 | 1,036.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 86 | 3,564 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,564

| 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 | 0 | | 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