



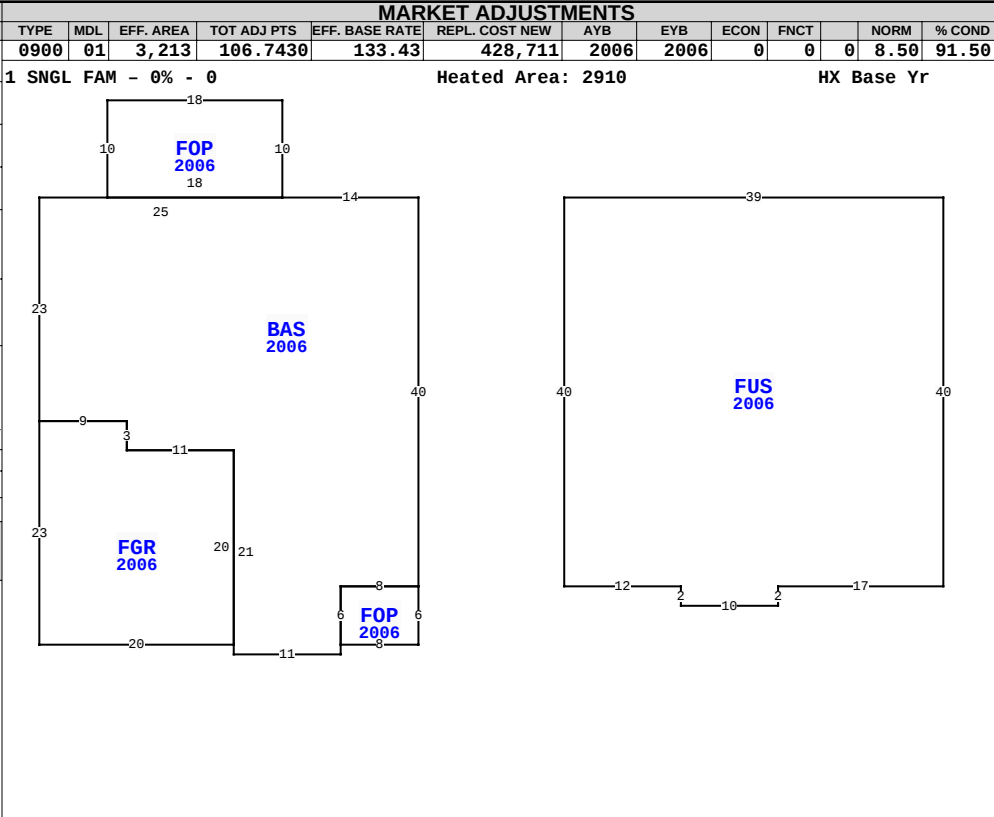
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,330	100	1,330	162,378
FGR	427	55	235	28,691
FOP	48	30	14	1,709
FOP	180	30	54	6,593
FUS	1,580	100	1,580	192,899

TOTALS	3,565		3,213	392,271
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	807.00	SF	5.20
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85185 SAGAPONACK DR, FERNANDINA BEACH				

LAND DESCRIPTION										TOTAL OB/XF 7,251									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE										392,271									
TOTAL MARKET OB/XF VALUE										7,251									
TOTAL LAND VALUE - MARKET										127,500									
TOTAL MARKET VALUE										527,022									
SOH/AGL Deduction										135,483									
ASSESSED VALUE										391,539									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										391,539									
TOTAL JUST VALUE										527,022									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										509,531									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11078	MECH OTHER	0	02/01/2006
E16351	ELEC OTHER	1,900	12/01/2005
R08518	REPAIR/RRF	1,500	11/01/2005
C16501	CO ISSUED	405,514	10/01/2005
B16501	NEW CONSTR	405,514	10/01/2005
P10236	OTHER	0	10/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2325/1762	11/25/2019	QC	U	I	11	100			
GRANTOR: D'ALLEGRO RONNIE & MA									
GRANTEE: BREE BRAN LLC									
1780/0928	1/31/2012	WD	Q	I	01	275,000			
GRANTOR: HOLLANDER TODD & RACH									
GRANTEE: D'ALLEGRO RONNIE &									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W14 FOP=[YR=2006] N10 W18 S10 E18\$ W25 S23 FGR=[YR=2006] S23 E20 N20 W11 N3 W9\$ E9 S3 E11 S21 E11 N1 FOP=[YR=2006] E8 N6 W8 S6\$ N6 E8 N40\$ PTR= E15 FUS=[YR=2006] E39 S40 W17 S2 W10 N2 W12 N40\$ W15\$.									