



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

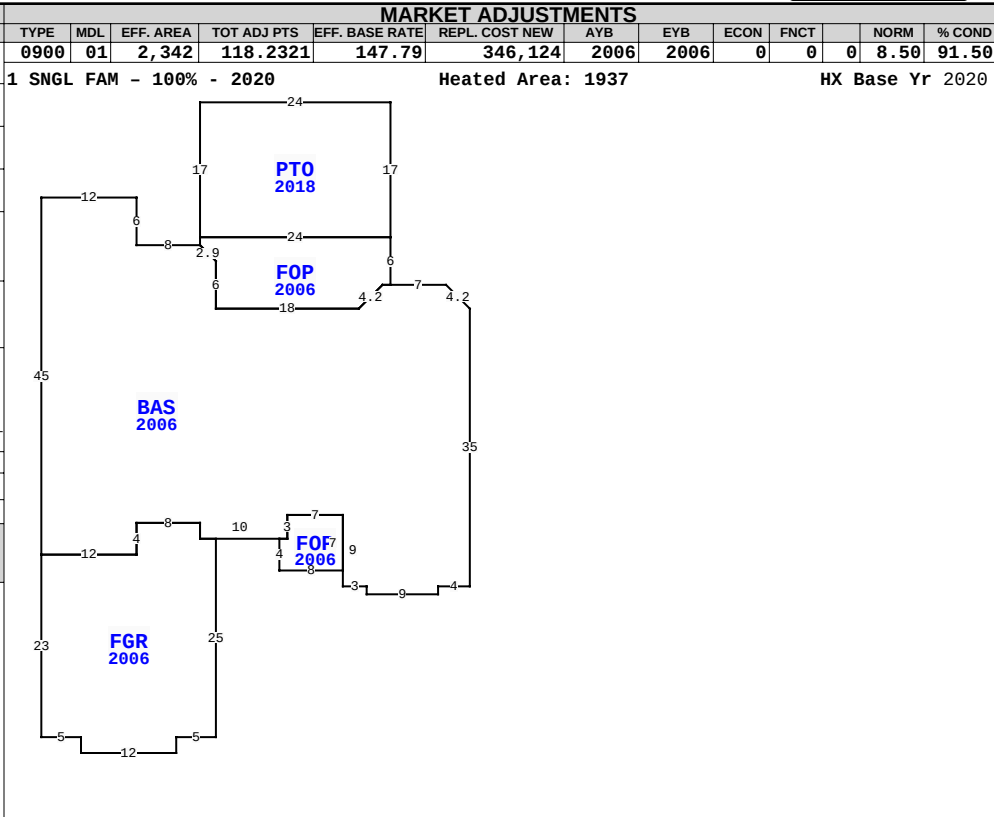
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	261,936
FGR	566	55	311	42,056
FOP	53	30	16	2,164
FOP	195	30	58	7,843
PTO	408	5	20	2,705

TOTALS	3,159		2,342	316,703
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0812	CONCRETE C	0 100	0	0	1,195.00	SF	4.00	
3	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	
4	0910	SCRN RM L	0 100	23	16	368.00	SF	15.00	



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

85161 SAGAPONACK DR, FERNANDINA BEACH

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,342	118.2321	147.79	346,124	2006	2006	0	0	8.50	91.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		316,703
TOTAL MARKET OB/XF VALUE		10,536
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		454,739
SOH/AGL Deduction		183,464
ASSESSED VALUE		271,275
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		221,275
TOTAL JUST VALUE		454,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008709	ADDITION	8,795	01/01/2018
B15547	NEW CONSTR	296,697	02/28/2006
M10655	MECH OTHER	0	11/01/2005
P10091	OTHER	0	09/01/2005
E15532	ELEC OTHER	1,900	08/01/2005
R07861	REPAIR/RRF	1,500	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2386/0109	8/18/2020	WD U	I	I	11	100
GRANTOR: CLAYTON RUSSELL & MAR						
GRANTEE: CLAYTON FAMILY TRUS						
2066/0600	8/13/2016	QC U	I	I	11	98,600
GRANTOR: CLAYTON RUSSELL						
GRANTEE: CLAYTON RUSSELL & M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] U3 L3 W7 FOP=[YR=2006] N6 PTO=[YR=2018] N17 W24 S17 E24\$ W24 S1 D2 R2 S6 E18 R3 U3 E1\$ W1 D3 L3 W18 N6 L2 U2 W8 N6 W12 S45 FGR=[YR=2006] S23 E5 S2 E12 N2 E5 N25 W2 N2 W8 S4 W12\$ E12 N4 E8 S2 E10 FOP=[YR=2006] S4 E8 N7 W7 S3 W1\$ E1 N3 E7 S9E3 S1 E9 N1 E4 N35\$.									

LAND DESCRIPTION										TOTAL OB/XF										10,536									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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												