

LOT 605
IN OR 1996/550
NORTH HAMPTON PHASE 5 PB 7/24

KLINE GREGG A & DEBORAH J
85101 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0605-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 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	2,755	100	2,755	362,068
FGR	599	55	329	43,238
FOP	35	30	10	1,314
FOP	286	30	86	11,302
TOTALS	3,675		3,180	417,923

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	
4	0812	CONCRETE C	0	100	0	0	1,021.00	SF	4.00	4.00	
5	0910	SCRN RM L	0	100	0	0	1,100.00	SF	15.00	15.00	
6	0845	KOOL DECK	0	100	0	0	740.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS

1 SNGL FAM - 100% - 2016

Heated Area: 2755

HX Base Yr 2016

BLD DATE 03/29/2023 NW
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

85101 SAGAPONACK DR, FERNANDINA BEACH

TOTAL OB/XF											
27,921											

NASSAU COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

417,923

TOTAL MARKET OB/XF VALUE

27,921

TOTAL LAND VALUE - MARKET

127,500

TOTAL MARKET VALUE

573,344

SOH/AGL Deduction

229,797

ASSESSED VALUE

343,547

TOTAL EXEMPTION VALUE

55,000

HX HB VX

BASE TAXABLE VALUE

288,547

TOTAL JUST VALUE

573,344

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

556,541

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B17113	SWIM POOL	39,000	02/01/2006
E15707	ELEC OTHER	2,000	09/01/2005
M10351	MECH OTHER	0	09/01/2005
P09904	OTHER	0	08/01/2005
R07972	REPAIR/RRF	5,000	07/01/2005
B15692	NEW CONSTR	250,000	07/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

| 1996/0550 | 8/07/2015 | WD U | I | 30 | 355,000 |

GRANTOR: KLINE DONALD F

GRANTEE: KLINE GREGG A & DEB

| 1954/0400 | 12/18/2014 | QC U | I | 11 | 100 |

GRANTOR: KLINE DONALD F & KELL

GRANTEE: KLINE DONALD F

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2005] W23 FOP=[YR=2005] W29 S9 E2 N2 E2 E8 S2 E2 S2 E2 S5 E13 N14\$ S14 W13 N5 W2 N2 W2 N2 W8 S2 W2 S2 W2 S62 E16 N1 FOP=[YR=2005] E7 FGR=[YR=2005] S1 E19 N1 E10 N20 W29 S20\$ N5 W7 S5\$ N5 E7 N15 E29 N50\$.											