

JUNAK FAMILY TRUST/JUNAK GEORGE M TRUSTEE
85478 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

12-2N-27-1462-0007-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall21STONE 10

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality02Quality Level 02

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,7971001,797220,369

FGR4835526632,620

FOP7630232,820

FOP14030425,151

TOTALS2,4962,128260,960

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.00100200520053893,115

20810CONCRETE A0003316528.00SF6.506.50100200520053862,952

30810CONCRETE A00020240.00SF6.506.5010020052005386224

40910SCRN RM L0001020200.00SF15.0015.00100201120113501,500

50855CONC PAVER0001020200.00SF10.0010.00100201120113921,840

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000136CSFR INT0PUD0.000.001.00LT1.001.001.0085,000.0085,000.0085,000

REVIEW DATE05/12/2019BYKBA

Total Acres: 0.00Total Land Value: 85,000Market: 0Agricultural: 0Common: 85,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,128107.8098134.76286,76920052005009.0091.00

1 SNGL FAM - 0% - 0Heated Area: 1797HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE260,960

TOTAL MARKET OB/XF VALUE9,631

TOTAL LAND VALUE - MARKET85,000

TOTAL MARKET VALUE355,591

SOH/AGL Deduction70,721

ASSESSED VALUE284,870

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE284,870

TOTAL JUST VALUE355,591

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE344,143

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2001/07128/31/2015WDQU I 01231,000

GRANTOR:BRESCIANI MARIA G & J

GRANTEE:JUNAK FAMILY TRUST

1450/152910/09/2006WDQU I 07100

GRANTOR:MORRISON HOMES INC

GRANTEE:BRESCIANI MARIA G &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FOP=[YR=2005] W20 S7 E20 N7\$ S7 W20 S42 D4 R4 E6 U2 R2 FOP=[YR=2005] S7 E8 FGR=[YR=2005] S16 E19 N25 W11 N1 W8 S10\$ N10 W6 S1 D2 L2 \$ U2 R2 N1 E14 S1 E11 N49\$.