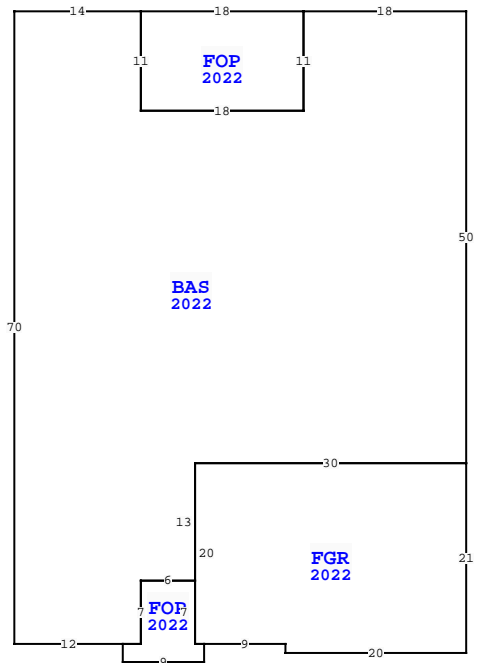


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,078	114.7608	109.02	335,564	2022	2022	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2660 HX Base Yr													



Quality	04	Quality Level 04		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 04		
NEIGHBORHOOD/LOC	4077.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,660	100	2,660	289,993
FGR	620	55	341	37,176
FOP	60	30	18	1,962
FOP	198	30	59	6,432
TOTALS	3,538		3,078	335,564

85265 SAGAMORE CT, FERNANDINA BEACH

BLD DATE	03/06/2023	NW	LGL DATE	
XF DATE			LAND DATE	06/13/2023
INC DATE			AG DATE	

EXTRA FEATURES																
L N	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	0855	CONC PAVER	0	100	0	804.00	SF	10.00	10.00	100	2022	2022	3	100	8,040	
2	0462	ST/AL FNC	0	100	0	728.00	SF	10.00	10.00	100	2022	2022	3	98	7,134	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2022	2022	3	99	297	

TOTAL OB/XF													
15,471													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W18 FOP=[YR=2022] W18 S11 E18 N11\$ S11 W18 N11 W14 S70 E12 FOP=[YR=2022] S2 E9 N2 FGR=[YR=2022] E9 S1 E20 N21 W30 S20 E1\$ W1 N7 W6 S7 W2\$ E2 N7 E6 N13 E30 N50\$.													

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE	335,564	
TOTAL MARKET OB/XF VALUE	15,471	
TOTAL LAND VALUE - MARKET	75,000	
TOTAL MARKET VALUE	426,035	
SOH/AGL Deduction	4,345	
ASSESSED VALUE	421,690	
TOTAL EXEMPTION VALUE	13	421,690
BASE TAXABLE VALUE	0	
TOTAL JUST VALUE	426,035	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	409,408	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013327	CO ISSUED	0	08/31/2022
21016104	NEW CONSTR	439,081	11/18/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/0265	8/31/2022	SW	Q	I	01	551,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: CHURCH JAMES CHRIST						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						