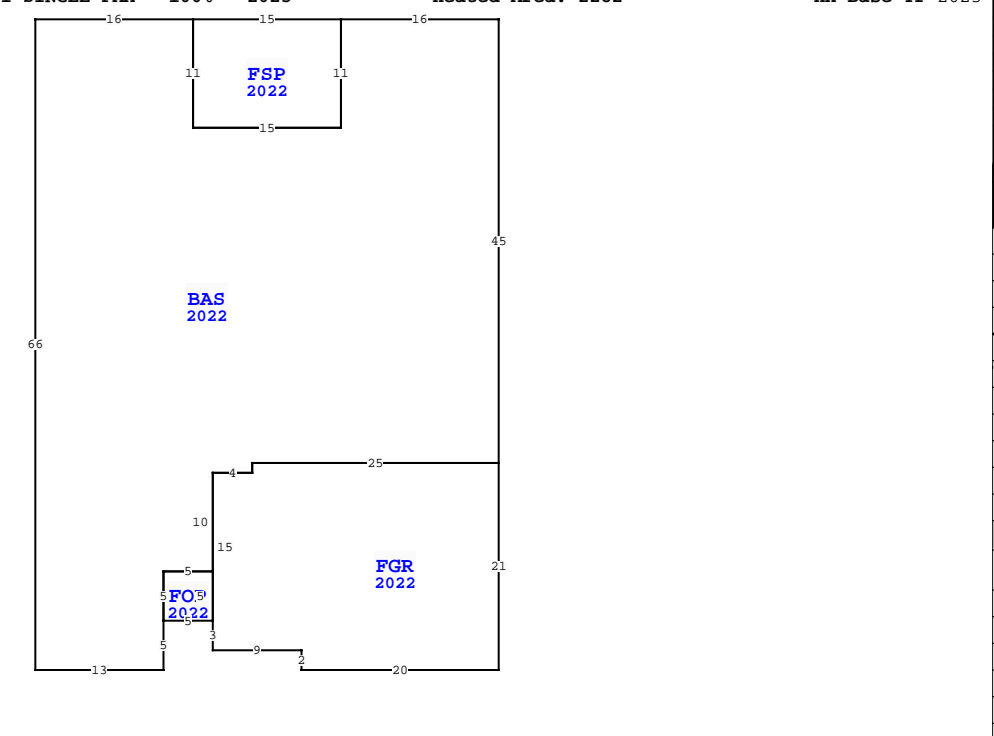


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,679	120.7584	114.72	307,335	2022	2022	0	0	0.00	100.00	



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	2,282	100	2,282	261,791
FGR	587	55	323	37,055
FOP	25	30	8	918
FSP	165	40	66	7,572
TOTALS	3,059		2,679	307,335

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE				307,335
TOTAL MARKET OB/XF VALUE				16,670
TOTAL LAND VALUE - MARKET				75,000
TOTAL MARKET VALUE				399,005
SOH/AGL Deduction				3,715
ASSESSED VALUE				395,290
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				345,290
TOTAL JUST VALUE				399,005
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				383,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016247	CO ISSUED	0	10/28/2022
22004060	NEW CONSTR	376,981	03/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2604/0921	11/22/2022	SW	Q	I	01	423,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: INGRAM SAMANTHA NIC						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES															85225 SAGAMORE CT, FERNANDINA BEACH		
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	0	902.00	UT	10.00	10.00	100	2022	2022	3	100	9,020	
2	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2022	2022	3	98	7,056	
3	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	99	594	

BUILDING NOTES				

BUILDING DIMENSIONS				
BAS=[YR=2022] W16 FSP=[YR=2022] W15 S11 E15 N11\$ S11 W15 N11 W16 S66 E13 N5 FOP=[YR=2022] E5 FGR=[YR=2022] S3 E9 S2 E20 N21 W25 S1 W4 S15\$ N5 W5 S5\$ N5 E5 N10 E4 N1 E25 N45\$.				

LAND DESCRIPTION																	TOTAL OB/XF										16,670				
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	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														