LOT 19
PRESERVE AT SUMMER BEACH #2
REPLAT PB 7/327

ROSS FAMILY TRUST/CUPPETT-ROSS DINA TRUSTEE
95491 SAGO DR
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1674-0019-0000

BUILDING CHARACTERISTICS

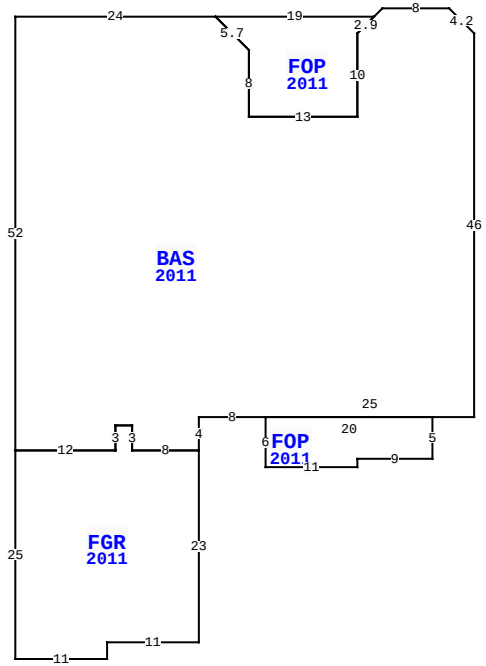
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,563	100	2011	2,563	746,648
FGR	534	55	2011	294	85,648
FOP	111	30	2011	33	9,614
FOP	166	30	2011	50	14,566
TOTALS	3,374			2,940	856,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	2,940	197.1932	311.57	916,016	2011	2011	0	0	0	6.50	93.50

1 SFR CUST – 100% - 2018 Heated Area: 2563 HX Base Yr 2018



95491 SAGO DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		856,475
TOTAL MARKET OB/XF VALUE		18,698
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,175,173
SOH/AGL Deduction		587,852
ASSESSED VALUE		587,321
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		531,599
TOTAL JUST VALUE		1,175,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,194,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C24428	CO ISSUED	0	10/21/2011
M16207	H/AC	0	05/01/2011
R12618	REPAIR/RRF	17,215	04/01/2011
B24428	NEW CONSTR	287,687	03/01/2011
P14693	NEW CONSTR	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2457/0516	4/27/2021	WD	U	I	11	100
GRANTOR: ROSS ROBERT W & DINA						
GRANTEE: ROSS FAMILY TRUST						
1700/0400	9/20/2010	WD	Q	V	02	100,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: ROSS ROBERT W & DIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] U3 L3 W8 D1 L1 FOP=[YR=2011] W19 D4 R4 S8 E13 N10 U2 R2 $ D2 L2 S10 W13 N8 U4 L4 W24 S52
FGR=[YR=2011] S25 E11 N2 E11 N23 W8 N3 W2 S3 W12$ E12 N3 E2 S3 E8 N4 E8 FOP=[YR=2011] S6 E11 N1 E9 N5 W20$ E25 N46$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
2	0855	CONC PAVER	0	100	0	0	231.00	SF	10.00	10.00	100	2011	2011	3	91	2,102	
3	0855	CONC PAVER	0	100	0	0	223.00	SF	10.00	10.00	100	2011	2011	3	91	2,029	
4	0855	CONC PAVER	0	100	0	0	901.00	SF	10.00	10.00	100	2011	2011	3	91	8,199	
5	1123	CB 8"	0	100	18	0	90.00	SF	6.15	6.15	100	2011	2011	3	91	504	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2011	2011	3	78	234	
7	1242	WD DECK A	0	100	0	0	20.00	SF	10.00	10.00	100	2011	2011	3	45	90	
8	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2011	2011	3	45	2,250	

LAND DESCRIPTION

TOTAL OB/XF 18,698

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 08/19/2019 BY DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS