LOT 22
IN OR 2073/1544
PRESERVE AT SUMMER BEACH #3

SAWYERS JAMES C III & CARMEN BAND
95694 SAGO DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1675-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

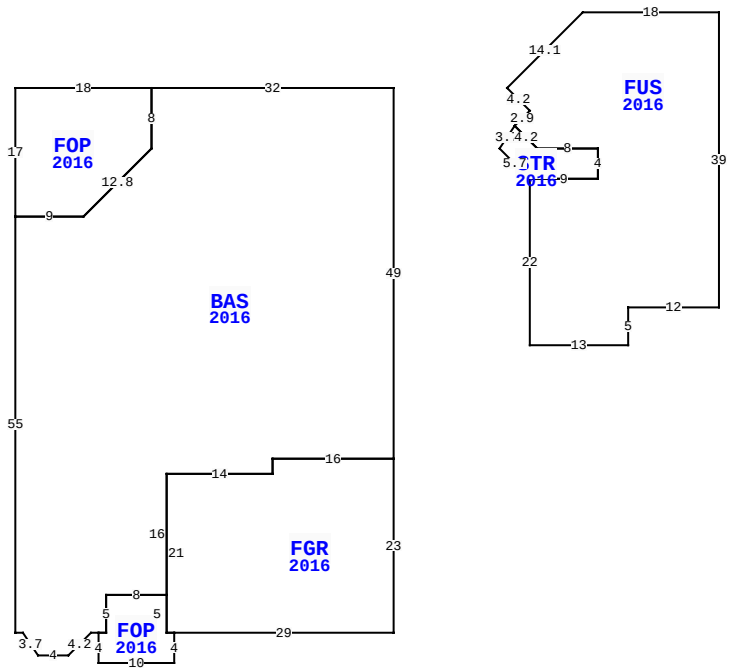
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,652	100	2016	2,652	734,167
FGR	662	55	2016	364	100,768
FOP	80	30	2016	24	6,644
FOP	266	30	2016	80	22,147
FUS	992	100	2016	992	274,620
STR	52	10	2016	5	1,384
TOTALS	4,704			4,117	1,139,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	4,117	182.5120	288.37	1,187,219	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 3644 HX Base Yr 2017



95694 SAGO DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,139,730
TOTAL MARKET OB/XF VALUE		28,687
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,468,417
SOH/AGL Deduction		675,981
ASSESSED VALUE		792,436
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		741,714
TOTAL JUST VALUE		1,468,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,493,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632064	NEW CONSTR	447,895	04/12/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2073/1544	9/20/2016	WD	Q	I	01	742,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: SAWYERS JAMES CRAWF						
2035/0490	10/18/2015	SW	Q	V	01	180,000
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W32 FOP=[YR=2016] W18 S17 E9 U9 R9 N8$ S8 D9 L9 W9 S55 E1 R2 D3 E4 U3 R3 E1 FOP=[YR=2016] S4 E10 N4 FGR=[YR=2016] E29 N23 W16 S2 W14 S21 E1$ W1 N5 W8 S5 W1$ E1 N5 E8 N16 E14 N2 E16 N49$ PTR= E15 FUS=[YR=2016] R10 U10 E18 S39 W12 S5 W13 N22 STR=[YR=2016] U4 L4 U3 R2 D3 R3 E8 S4 W9$ E9 N4 W8 U3 L3 U2 R2 U3 L3 $ W15$.

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	0855	CONC PAVER	0	100	0	0	2,447.00	SF	10.00	10.00	100	2016	2016	3	95	23,247	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2016	2016	3	70	3,500	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 28,687

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS