LOT 24
IN OR 1988/685
PRESERVE AT SUMMER BEACH #3

CAMPANA PATRICIA LIVING TRUST/CAMPANA RICHARD TRUS
95737 SAGO DRIVE
FERNANDINA BEACH, FL 32034

2025

00-SB-30-1675-0024-0000

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

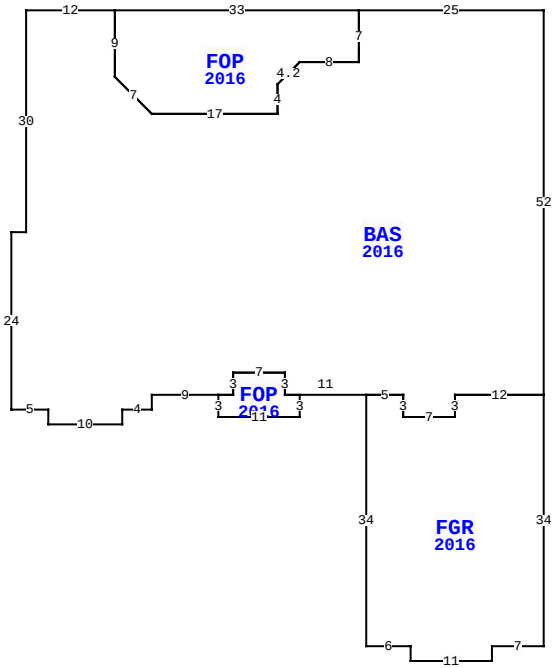
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 3021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,365	100	2016	3,365	937,107
FGR	817	55	2016	449	125,040
FOP	54	30	2016	16	4,455
FOP	377	30	2016	113	31,469
TOTALS	4,613			3,943	1,098,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	12	3,943	183.6000	290.09	1,143,825	2016	2016	0	0	0	4.00	96.00

1 SFR CUST – 100% - 2017 Heated Area: 3365 HX Base Yr 2017



95737 SAGO DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,098,072
TOTAL MARKET OB/XF VALUE		12,714
TOTAL LAND VALUE - MARKET		324,000
TOTAL MARKET VALUE		1,434,786
SOH/AGL Deduction		658,960
ASSESSED VALUE		775,826
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		725,104
TOTAL JUST VALUE		1,434,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,458,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531082	CO ISSUED	0	03/16/2016
B1531082	NEW CONSTR	429,497	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0685	6/29/2015	WD	Q	V	02	180,000
GRANTOR: CELLARIUS CAPITAL INC						
GRANTEE: CAMPANA PATRICIA P						
1960/0866	1/30/2015	SW	Q	V	05	405,000
GRANTOR: PRESERVE OF AMELIA IS						
GRANTEE: CELLARIUS CAPITAL I						

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	1,187.00	SF	10.00	10.00	100	2016	2016	3	95	11,277	
2	0855	CONC PAVER	0	100	0	0	96.00	SF	10.00	10.00	100	2016	2016	3	95	912	
3	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50	6.50	100	2015	2015	3	95	525	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FOP=[YR=2016] W33 S9 R5 D5 E17 N4 U3 R3 E8 N7$ S7 W8 D3 L3 S4 W17 U5 L5 N9 W12 S30 W2 S24 E5 S2 E10 N2 E4 N2 E9 FOP=[YR=2016] S3 E11 N3 W2 N3 W7 S3 W2$ E2 N3 E7 S3 E11 FGR=[YR=2016] S34 E6 S2 E11 N2 E7 N34 W12 S3 W7 N3 W5$ E5 S3 E7 N3 E12 N52$.

LAND DESCRIPTION

TOTAL OB/XF 12,714

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	1.08	300,000.00	324,000.00	324,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 324,000 Market: 0 Agricultural: 0 Common: 324,000 PRINTED 07/30/2025 BY SYS