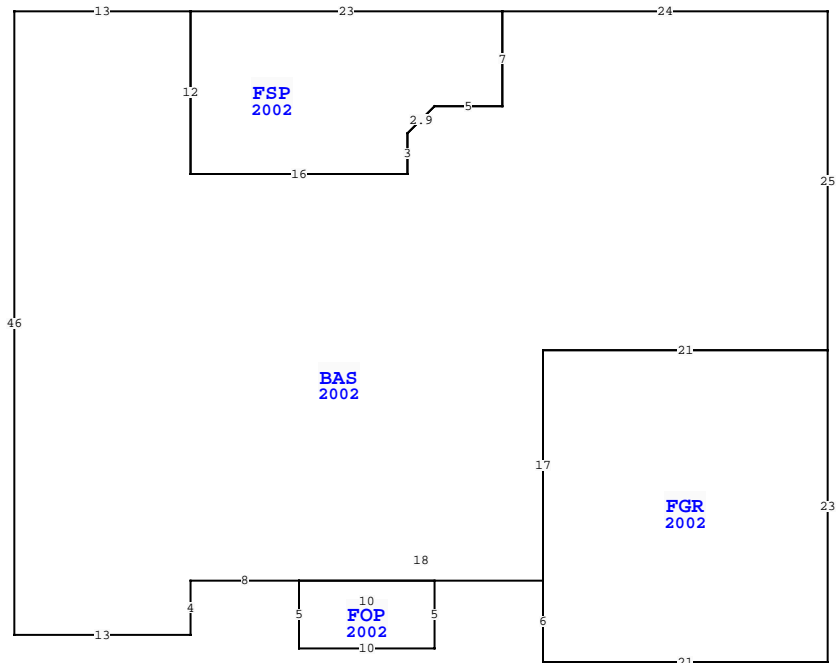


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	3021.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,972	100	2002
FGR	483	55	2002
FOP	50	30	2002
FSP	243	40	2002
TOTALS	2,748		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR CUST	- 100%	- 2024									
Heated Area: 1972 HX Base Yr 2024												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			521,955
TOTAL MARKET OB/XF VALUE			5,745
TOTAL LAND VALUE - MARKET			175,000
TOTAL MARKET VALUE			702,700
SOH/AGL Deduction			3,854
ASSESSED VALUE			698,846
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			648,124
TOTAL JUST VALUE			702,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			679,151

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209219	NEW CONSTR	175,000	01/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/207	8/10/2023	WD Q	Q	I	01	750,000
GRANTOR: KIDNER DONALD PAUL JR						
GRANTEE: MURTHA THOMAS J						
2325/1938	12/16/2019	WD Q	Q	I	01	482,000
GRANTOR: CRUMBLEY HENRY S & CA						
GRANTEE: KIDNER DONALD PAUL						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	551.00	SF	5.20	5.20	100	2002	2002	3	80	2,292	
3	0810	CONCRETE A	0	100	0	92.00	SF	6.50	6.50	100	2002	2002	3	80	478	

95125 SAGO DR, FERNANDINA BEACH

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2002] W24 FSP=[YR=2002] W23 S12 E16 N3 R2 U2 E5 N7\$ S7 W5 D2 L2 S3 W16 N12 W13 S46 E13 N4 E8 FOP=[YR=2002] S5 E10 N5 W10\$ E18 FGR=[YR=2002] S6 E21 N23 W21 S17\$ N17 E21 N25\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	175,000.00	175,000.00	175,000								