LOT 182
IN OR 2044/1941
NORTH HAMPTON PHASE 1 PB 6/215

PREUSS WILLIAM J & HAZEL
85047 SAG HARBOR CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0182-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

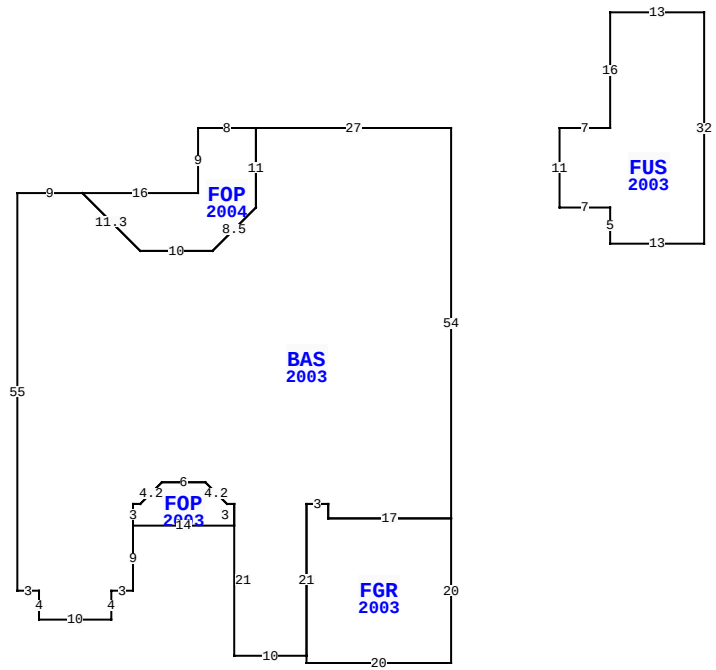
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,130	100	2003	3,130	402,554
FGR	406	55	2003	223	28,680
FOP	69	30	2003	21	2,701
FOP	214	30	2004	64	8,231
FUS	493	100	2003	493	63,405
TOTALS	4,312			3,931	505,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,931	108.8640	143.70	564,885	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2017 Heated Area: 3623 HX Base Yr 2017



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85047 SAG HARBOR CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		505,572
TOTAL MARKET OB/XF VALUE		60,126
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		693,198
SOH/AGL Deduction		269,627
ASSESSED VALUE		423,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		372,849
TOTAL JUST VALUE		693,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903891	SCRNENCL	10,765	04/18/2019
18009213	SWIM POOL	45,950	03/27/2019
B0311214	NEW CONSTR	273,990	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/1941	5/09/2016	WD	Q	I	01	360,000
GRANTOR: KENDALL BILLY L & FRA						
GRANTEE: PREUSS WILLIAM J &						
1610/0064	2/25/2009	WD	U	I	19	100
GRANTOR: KENDALL BILLY L & MIR						
GRANTEE: KENDALL BILLY L & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 FOP=[YR=2004] W8 S9 W16 D8 R8 E10 R6 U6 N11$ S11 L6 D6 W10 L8 U8 W9 S55 E3 S4 E10 N4 E3 N9 FOP=[YR=2003] E14 N3 W1 U3 L3 W6 D3 L3 W1 S3$ N3 E1 U3 R3 E6 R3 D3 E1 S21 E10 FGR=[YR=2003] S1 E20 N20 W17 N2 W3 S21$ N21 E3 S2 E17 N54$ PTR=E15 FUS=[YR=2003] E7 N16 E13 S32 W13 N5 W7 N11$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	967.00	SF	5.20	5.20	100	2003	2003	3	82	4,123	
3	0861	POOL GUNIT	0	100	25	12	300.00	SF	85.00	85.00	100	2019	2019	3	87	22,185	
4	0855	CONC PAVER	0	100	0	0	1,102.00	SF	10.00	10.00	100	2019	2019	3	97	10,689	
5	0911	SCRN RM A	0	100	0	0	1,402.00	SF	17.50	17.50	100	2019	2019	3	82	20,119	

LAND DESCRIPTION

TOTAL OB/XF 60,126

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/25/2020 BY NWP Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS