



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,930	100	2003	2,930	387,636
FGR	792	55	2003	436	57,683
FOP	72	30	2003	22	2,911
FOP	184	30	2003	55	7,276
FOP	226	30	2003	68	8,997
FUS	336	100	2003	336	44,453

TOTALS	4,540			3,847	508,954
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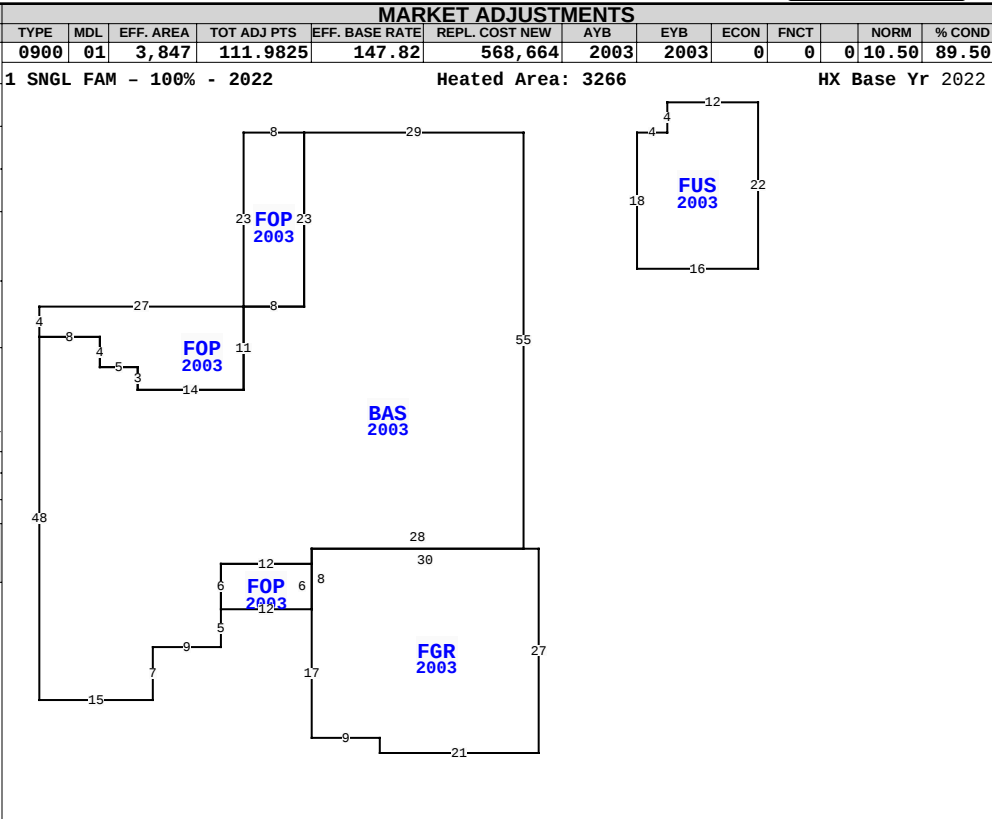
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W

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	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0 100	0	0	1,563.00	SF	4.00	4.00	100	2003	2003	3	82	5,127	
3	0861	POOL GUNIT	0 100	0	0	398.00	SF	85.00	85.00	100	2005	2005	3	36	12,179	
4	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	22	440	
6	0910	SCRN RM L	0 100	0	0	1,321.00	SF	15.00	15.00	100	2005	2005	3	22	4,359	
7	0855	CONC PAVER	0 100	0	0	845.00	SF	7.00	7.00	100	2005	2005	3	84	4,969	
8	1242	WD DECK A	0 100	20	12	240.00	SF	10.00	10.00	100	2005	2005	3	22	528	

LAND DESCRIPTION															
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

1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00
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REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0	Common:	127,500	PRINTED 07/30/2025 BY	SY
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85044 SAG HARBOR CT, FERNANDINA BEACH

UNITS	UT	Adj R	PRICE	COND	ON	ACTUAL	COND	VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2003	2003	3 86	3,010	
1,563.00	SF	4.00	4.00	100	2003	2003	3 82	5,127	
398.00	SF	85.00	85.00	100	2005	2005	3 36	12,179	
1.00	UT	2,000.00	2,000.00	100	2005	2005	3 22	440	
1.00	UT	2,000.00	2,000.00	100	2005	2005	3 22	440	
1,321.00	SF	15.00	15.00	100	2005	2005	3 22	4,359	
845.00	SF	7.00	7.00	100	2005	2005	3 84	4,969	
240.00	SF	10.00	10.00	100	2005	2005	3 22	528	

TOTAL OB/XF												31,052	
LOC				TOT	UNIT	D	DPTH	%	TOT	UNIT	ADJ UNIT	LA	

	ZONE	FRONT	DEPTH	LND UTS	TYPE	T	FACT	COND	ADJ	PRICE	PRICE	VA
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1

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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		508,954	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		667,506	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,722	
ASSESSED VALUE		BASE TAXABLE VALUE		364,848	
TOTAL JUST VALUE		TOTAL JUST VALUE		667,506	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		PREVIOUS YEAR MKT VALUE		645,298	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0616924	ADDITION	29,800	12/01/2006
B0516134	SWIM POOL	27,500	01/01/2005
B0311059	NEW CONSTR	334,176	04/01/2003

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
2458/1220	4/26/2021	WD Q	I 02
GRANTOR: SWARTZ MICHAEL LIVING			
GRANTEE: HENTIGAN MICHAEL D			
1856/1232	5/07/2013	WD Q	I 02
GRANTOR: BIAGINI MICHAEL A & K			
GRANTEE: SWARTZ MICHAEL & DI			

OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD	SALE PRICE
2458/1220	4/26/2021	WD Q	I 02	629,000
GRANTOR: SWARTZ MICHAEL LIVING				
GRANTEE: HENTIGAN MICHAEL D				
1856/1232	5/07/2013	WD Q	I 02	470,000
GRANTOR: BIAGINI MICHAEL A & K				
GRANTEE: SWARTZ MICHAEL & DI				

BUILDING NOTES															
BAS=[YR=2003] W29 FOP=[YR=2003] W8 S23 FOP=[YR=2003] W27 S4 E8 S4 E5 S3 E14 N11\$ E8 N23\$ S23 W8 S11 W14 N3 W5 N4 W8 S48 E15 N7 E9 N5 FOP=[YR=2003] E12 FGR=[YR=2003] S17 E9 S2 E21 N27 W30 S8\$ N6 W12 S6\$ N6 E12 N2 E28 N55\$ PTR=E15 FUS=[YR=2003] E4 N4 E12 S22 W16 N18\$ W15\$.															

BUILDING DIMENSIONS															
BAS=[YR=2003] W29 FOP=[YR=2003] W8 S23 FOP=[YR=2003] W27 S4 E8 S4 E5 S3 E14 N11\$ E8 N23\$ S23 W8 S11 W14 N3 W5 N4 W8 S48 E15 N7 E9 N5 FOP=[YR=2003] E12 FGR=[YR=2003] S17 E9 S2 E21 N27 W30 S8\$ N6 W12 S6\$ N6 E12 N2 E28 N55\$ PTR=E15 FUS=[YR=2003] E4 N4 E12 S22 W16 N18\$ W15\$.															

TOTAL OB/XF							
AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
127,500							

REVIEW DATE	05/12/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0	Common:	127,500	PRINTED 07/30/2025 BY	SY
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