

LOT 481
IN OR 1463/1872
NORTH HAMPTON PHASE 3 PB 7/16

THE PATERSON FAMILY TRUST/PATERSON CLAUDE
85575 SAGAPONACK DR
FERNANDINA BEACH, FL 32034-8732

2025

12-2N-27-1460-0481-0000



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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

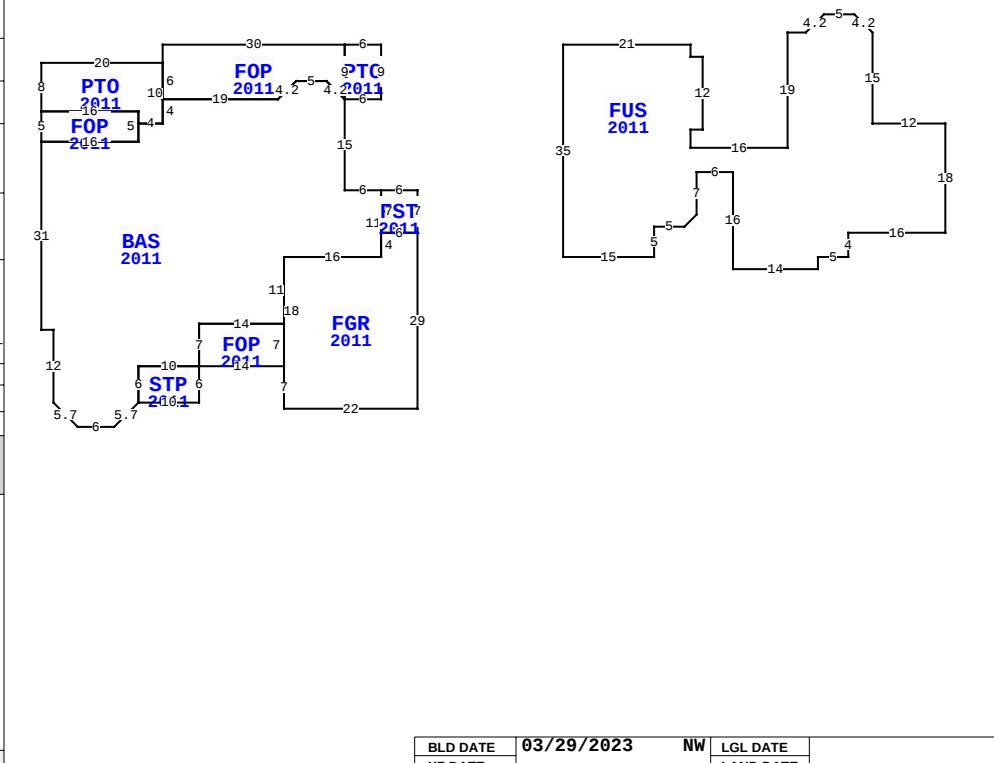
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	2011	1,996	256,069
FGR	574	55	2011	316	40,540
FOP	80	30	2011	24	3,079
FOP	98	30	2011	29	3,720
FOP	246	30	2011	74	9,494
FST	42	55	2011	23	2,951
FUS	1,696	100	2011	1,696	217,582
PTO	54	5	2011	3	385
PTO	168	5	2011	8	1,027
STP	60	10	2011	6	770
TOTALS	5,014			4,175	535,617

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,482.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,175	103.9500	137.21	572,852	2011	2011	0	0	6.50	93.50
1 SNGL FAM - 100% - 2013				Heated Area: 3692				HX Base Yr 2013			



85575 SAGAPONACK DR, FERNANDINA BEACH					XF DATE					LAND DATE
					INC DATE					AG DATE
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2011	2011	3	94	3,290	
1,482.00	SF	5.20	5.20	100	2011	2011	3	91	7,013	
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TOTAL OB/XF									
10,303									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		535,617	
TOTAL MARKET OB/XF VALUE		10,303	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		673,420	
SOH/AGL Deduction		366,917	
ASSESSED VALUE		306,503	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		255,781	
TOTAL JUST VALUE		673,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		647,830	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23953	C0 ISSUED	0	12/19/2011
G01611	GAS	1,095	03/01/2011
E23178	ELEC OTHER	0	01/01/2011
M15846	H/AC	0	12/01/2010
P14477	NEW CONSTR	0	10/01/2010
E22953	ELEC OTHER	0	09/01/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1463/1872	12/07/2006	WD	Q	V		105,100	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: PATERSON CLAUDE & B							

BUILDING NOTES							
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BUILDING DIMENSIONS							
PTO=[YR=2011] W6 FOP=[YR=2011] W30 S3 PTO=[YR=2011] W20 S8 FOP=[YR=2011] S5 BAS=[YR=2011] S31 E2 S12 D4 R4 E6 U4 R4 STP=[YR=2011] E10 N6 FOP=[YR=2011] E14 FGR=[YR=2011] S7 E22 N29 FST=[YR=2011] N7 W6 S7 E6 \$ W6 S4 W16 S18 \$ N7 W14 S7 \$ W10 S6 \$ N6 E10 N7 E14 N11 E16 N11 W6 N15 U3 L3 W5 D3 L3 W19 S4 W4 S3 W16 \$ E16 N5 W16 \$ E16 S2 E4 N10\$ S6 E19 U3 R3 E5 D3 R3 N9 \$ S9 E6 N9 \$ PTR= E30 FUS=[YR=2011] E21 S2 E2 S12 W2 S3 E16 N19 E3 U3 R3 E5 D3 R3 S15 E12 S18 W16 S4 W5 S2 W14 N16 W6 S7 D2 L2 W5 S5 W15N35 \$ W30 \$.							