LOT 535
NORTH HAMPTON PHASE 5 PB 7/24

SIEGEL JEREMY A & AUDREY M
85020 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0535-0000

BUILDING CHARACTERISTICS

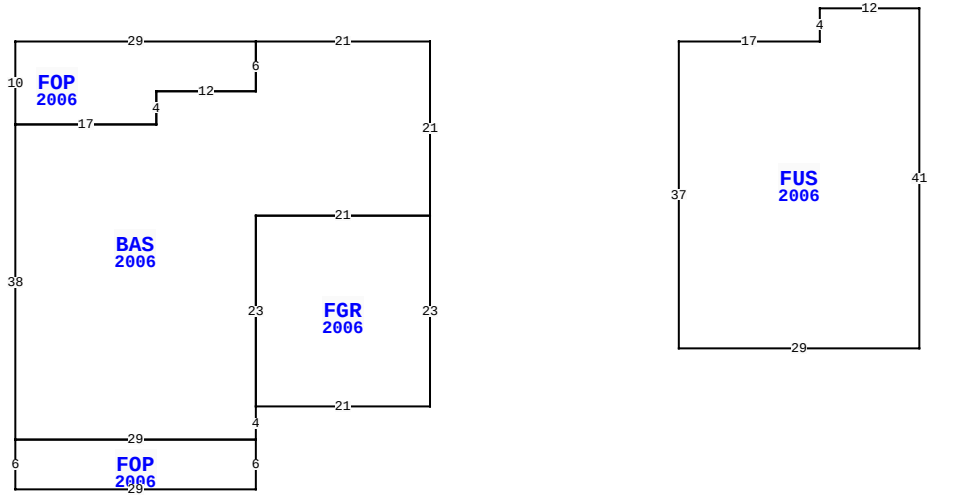
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2006	1,591	205,662
FGR	483	55	2006	266	34,384
FOP	174	30	2006	52	6,722
FOP	242	30	2006	73	9,437
FUS	1,121	100	2006	1,121	144,907
TOTALS	3,611			3,103	401,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,103	107.6124	142.05	440,781	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 2712 HX Base Yr 2020



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

85020 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,111
TOTAL MARKET OB/XF VALUE		6,447
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		535,058
SOH/AGL Deduction		257,245
ASSESSED VALUE		277,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,091
TOTAL JUST VALUE		535,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2200010	REPAIR/RRF	13,900	01/04/2022
M11865	MECH OTHER	0	08/01/2006
E17732	ELEC OTHER	2,300	07/01/2006
P11293	OTHER	0	07/01/2006
C17028	CO ISSUED	375,465	01/01/2006
R08853	REPAIR/RRF	1,500	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/0936	8/02/2019	WD	Q	I	01	405,000
GRANTOR: DLUGOS TERRENCE W & A						
GRANTEE: SIEGEL JEREMY A & A						
1850/1257	3/29/2013	WD	Q	I	02	263,900
GRANTOR: JOHNS DAVID K & LINDA						
GRANTEE: DLUGOS TERRENCE W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W29 S10 E17 N4 E12 N6 $ S6 W12 S4 W17 S38 FOP=[YR=2006] S6 E29 N6 W29 $ E29 N4
FGR=[YR=2006] E21 N23 W21 S23 $ N23 E21 N21 $ PTR=E30
FUS=[YR=2006] E17 N4 E12 S41 W29 N37 $ W30 $.

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	0811	CONCRETE B	0	100	0	0	921.00	SF	5.20	5.20	100	2006	2006	3	86	4,119	
2	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00	10.00	100	2018	2018	3	97	2,328	

LAND DESCRIPTION

TOTAL OB/XF 6,447

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 09/25/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS