LOT 536
NORTH HAMPTON PHASE 5 PB 7/24

COHOE ANDREW & ELLEN O
85032 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0536-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

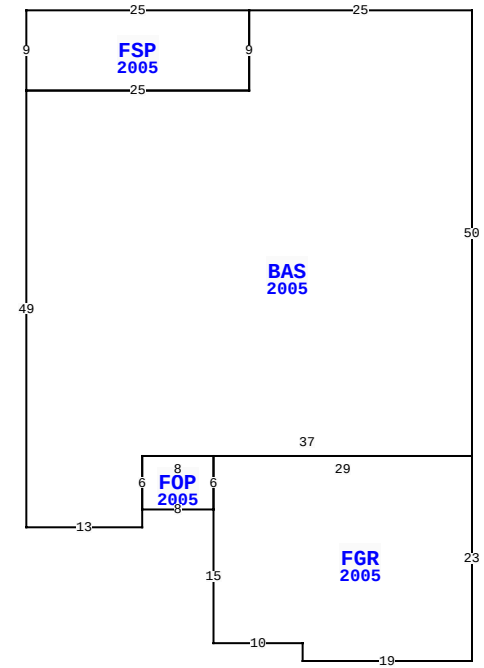
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2005	2,379	325,146
FGR	647	55	2005	356	48,656
FOP	48	30	2005	14	1,913
FSP	225	40	2005	90	12,301
TOTALS	3,299			2,839	388,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,839	114.4080	151.02	428,746	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 2025 Heated Area: 2379 HX Base Yr



85032 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	388,015
TOTAL MARKET OB/XF VALUE	7,404
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	522,919
SOH/AGL Deduction	0
ASSESSED VALUE	522,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,919
TOTAL JUST VALUE	522,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	504,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10176	MECH OTHER	0	08/01/2005
P09720	OTHER	0	07/01/2005
E0515222	ELEC OTHER	2,000	06/01/2005
R07420	REPAIR/RRF	5,000	04/01/2005
B14903	NEW CONSTR	230,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/897	4/26/2024	WD	Q	I	02	552,000
GRANTOR: CRAWFORD RYAN C & ROS						
GRANTEE: COHOE ANDREW & ELLE						
1913/0592	4/14/2014	WD	Q	I	01	277,000
GRANTOR: OTTINGER JOHN W & LIN						
GRANTEE: CRAWFORD RYAN C & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25FSP=[YR=2005] W25S9E25N9$
S9W25S49E13N2FOP=[YR=2005] E8 FGR=[YR=2005] S15E10S2E19N23W29
S6$ N6 W8 S6$ N6 E37N50$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	990.00	SF	5.20	5.20	100	2005	2005	3	84	4,324	

LAND DESCRIPTION

TOTAL OB/XF 7,404

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 10/25/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS