LOT 543
NORTH HAMPTON PHASE 5 PB 7/24

LIGHT LAURA THERESA/LIGHT THOMAS GENE
85110 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0543-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

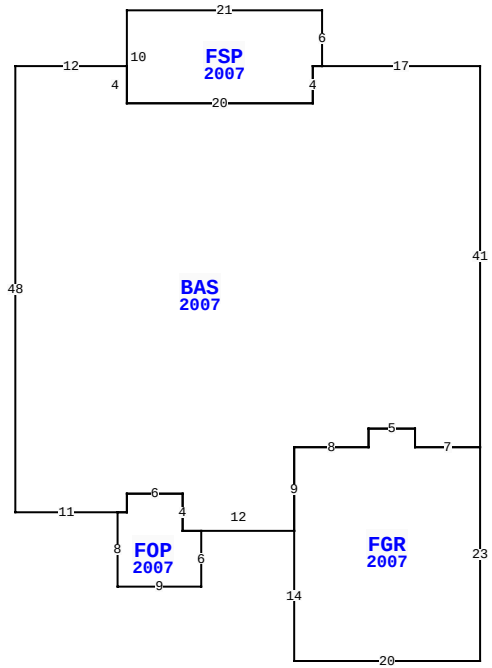
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,182	100	2007	2,182	306,827
FGR	470	55	2007	258	36,279
FOP	80	30	2007	24	3,375
FSP	206	40	2007	82	11,531
TOTALS	2,938			2,546	358,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,546	116.4240	153.68	391,269	2007	2007	0	0	0	8.50	91.50

1 SNGL FAM – 50% - 0 Heated Area: 2182 HX Base Yr



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	12/13/2007	RK	LAND DATE
INC DATE			AG DATE

85110 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,011
TOTAL MARKET OB/XF VALUE		6,425
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		491,936
SOH/AGL Deduction		112,462
ASSESSED VALUE		379,474
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		328,752
TOTAL JUST VALUE		491,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		474,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17873	ELEC OTHER	1,900	08/01/2006
M11950	MECH OTHER	0	08/01/2006
C17925	CO ISSUED	0	06/01/2006
B0617925	NEW CONSTR	328,565	06/01/2006
R0609373	REPAIR/RRF	1,500	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2525/0164	12/03/2021	QC	U	I	11	100
GRANTOR: ROBERTS JEFFREY R JR						
GRANTEE: LIGHT LAURA T & THO						
2125/1965	6/08/2017	WD	Q	I	01	299,000
GRANTOR: ALLEN CRAIG & STACEY						
GRANTEE: ROBERTS JEFFREY R J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FSP=[YR=2007] N6 W21 S10 E20 N4 E1 $ W1 S4 W20 N4 W12 S48 E11 FOP=[YR=2007] S8 E9 N6 W2 N4 W6 S2 W1 $ E1 N2 E6 S4 E12 FGR=[YR=2007] S14 E20 N23 W7 N2 W5 S2 W8 S9 $ N9 E8 N2 E5 S2 E7 N41 $.

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	50	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	50	0	0	724.00	SF	5.20	5.20	100	2007	2007	3	87	3,275	

LAND DESCRIPTION

TOTAL OB/XF 6,425

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	50		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	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 SYS