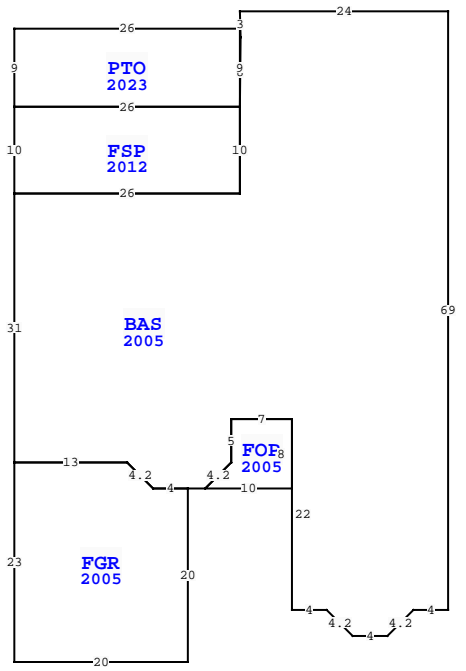


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
BAS	2,373	100	2005
FGR	444	55	2005
FOP	61	30	2005
FSP	260	40	2012
PTO	234	5	2023
TOTALS	3,372		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,751	115.5168	152.48	419,472	2005	2005	0	0	9.50	90.50
1 SNGL FAM - 100% - 2022 Heated Area: 2373 HX Base Yr											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			379,622
TOTAL MARKET OB/XF VALUE			6,642
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			513,764
SOH/AGL Deduction			8,672
ASSESSED VALUE			505,092
TOTAL EXEMPTION VALUE	13	505,092	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			513,764
NCON VALUE			-1,671
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			494,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509674	H/AC	0	05/01/2005
E14775	ELEC OTHER	0	04/01/2005
P09343	OTHER	0	04/01/2005
R07284	REPAIR/RRF	6,000	02/01/2005
B14654	NEW CONSTR	260,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1166	9/30/2021	WD	Q	I	01	425,000
GRANTOR: MASON RYAN V & BRITTA						
GRANTEE: ASHBY ROBERT JUDSON						
2347/1051	3/13/2020	WD	Q	I	01	336,000
GRANTOR: GANYO DOUGLAS R & JUD						
GRANTEE: MASON RYAN V & BRIT						

EXTRA FEATURES																
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	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	1,060.00	SP	4.00	4.00	100	2005	2005	3	84	3,562	

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

BUILDING NOTES	
85122 SAGAPONACK DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2005;ORIG=0,0] W24 D3R0.1 D8L0.1 S10 W26 S31 E13 D3R3 E4 E2 U3R3 N5 E7 S22 E4 D3R3 E4 U3R3 E4 N69 \$	
FGR=[YR=2005;ORIG=-50,52] S23 E20 N20 W4 U3L3 W13 \$	
FSP=[YR=2012;ORIG=-24,11] W26 S10 E26 N10 \$	
PTO=[YR=2023;ORIG=-50,11] E26 N9 W26 S9 \$	
FOP=[YR=2005;ORIG=-28,55] E10 N8 W7 S5 D3L3 \$	

LAND DESCRIPTION		TOTAL OB/XF															6,642							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							