LOT 546
NORTH HAMPTON PHASE 5 PB 7/24

MAZOYER BRIAN K & PATRICIA L
85148 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0546-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
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		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

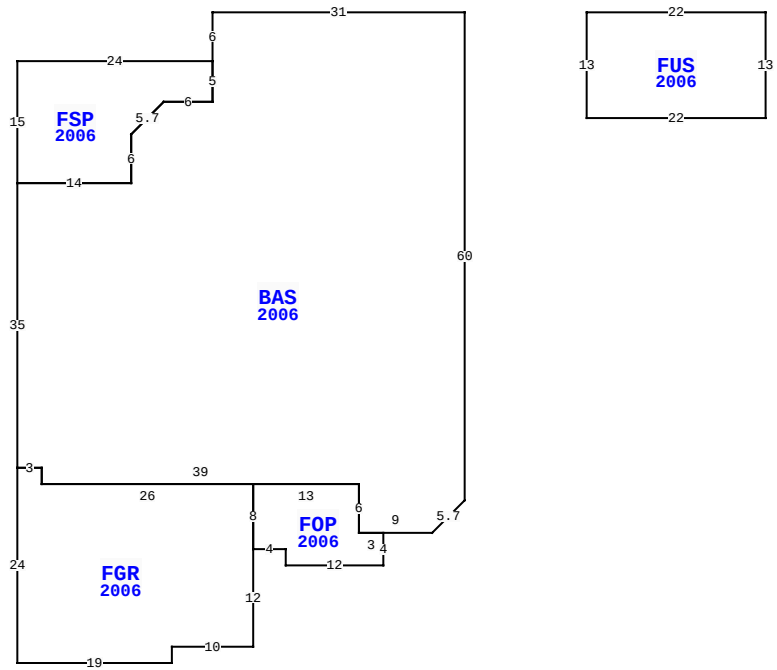
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,842	100	2006	2,842	395,773
FGR	624	55	2006	343	47,765
FOP	134	30	2006	40	5,571
FSP	268	40	2006	107	14,901
FUS	286	100	2006	286	39,828
TOTALS	4,154			3,618	503,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,618	112.8330	148.94	538,865	2006	2011	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 3128 HX Base Yr 2022



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

85148 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		503,839
TOTAL MARKET OB/XF VALUE		9,272
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		640,611
SOH/AGL Deduction		131,299
ASSESSED VALUE		509,312
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		458,590
TOTAL JUST VALUE		640,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002296	REPAIR/RRF	16,000	03/06/2019
P11172	OTHER	0	05/01/2006
E17108	ELEC OTHER	2,000	04/01/2006
M11360	MECH OTHER	0	04/01/2006
P10810	OTHER	0	03/01/2006
C17097	CO ISSUED	250,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1073	9/28/2021	WD	Q	I	02	480,000
GRANTOR: KINKEAD BRAD & MICHEL						
GRANTEE: MAZOYER BRIAN K & P						
1440/1752	8/30/2006	WD	Q	I		447,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: KINKEAD BRAD & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 S6 FSP=[YR=2006] W24 S15 E14 N6 U4 R4 E6 N5$ S5 W6 D4 L4 S6 W14 S35 FGR=[YR=2006] S24 E19 N2 E10 N12 FOP=[YR=2006] E4 S2 E12 N4 W3 N6 W13 S8$ N8 W26 N2 W3$ E3 S2 E39 S6 E9 U4 R4 N60$ PTR=E15 FUS=[YR=2006] E22 S13 W22 N13$ W15$.

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	790.00	SF	5.20	5.20	100	2006	2006	3	86	3,533	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
3	0462	ST/AL FNC	0	100	0	0	656.00	SF	10.00	10.00	100	2006	2006	3	40	2,624	

LAND DESCRIPTION

TOTAL OB/XF 9,272

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