LOT 547
IN OR 1468/1825
NORTH HAMPTON PHASE 5 PB 7/24

ZHOU BAILIN/SHI XIAOYAN
85160 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0547-0000

BUILDING CHARACTERISTICS

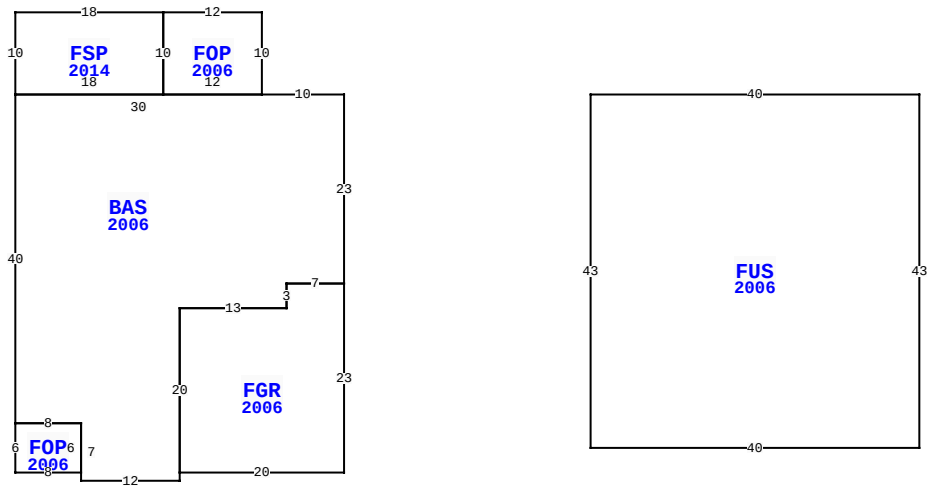
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	1,383	100	2006	1,383	181,656
FGR	421	55	2006	232	30,473
FOP	48	30	2006	14	1,839
FOP	120	30	2006	36	4,728
FSP	180	40	2014	72	9,457
FUS	1,720	100	2006	1,720	225,921
TOTALS	3,872			3,457	454,075

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,457	109.3512	144.34	498,983	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2007 Heated Area: 3103 HX Base Yr 2007



85160 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		454,075
TOTAL MARKET OB/XF VALUE		6,626
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		588,201
SOH/AGL Deduction		320,825
ASSESSED VALUE		267,376
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,654
TOTAL JUST VALUE		588,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1418995	ADDITION	4,588	06/01/2014
E17801	ELEC OTHER	2,100	08/01/2006
M11862	MECH OTHER	0	08/01/2006
P11296	OTHER	0	07/01/2006
C0617983	CO ISSUED	379,090	06/01/2006
B0617983	NEW CONSTR	379,090	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1825	1/02/2007	WD	U	I	21	340,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: ZHOU BAILIN & XIAOY						
1376/0609	12/22/2005	WD	U	V	19	391,200
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N10 W12 FSP=[YR=2014] W18 S10 E18 N10 $ S10 E12 $ W30 S40 FOP=[YR=2006] S6 E8 N6 W8 $ E8 S7 E12 N1 FGR=[YR=2006] E20 N23 W7 S3 W13 S20$ N20 E13 N3 E7 N23 $ PTR=E30 FUS=[YR=2006] E40 S43 W40 N43 $ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	785.00	SF	5.20	5.20	100	2006	2006	3	86	3,511	

LAND DESCRIPTION

TOTAL OB/XF 6,626

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS