LOT 548
NORTH HAMPTON PHASE 5 PB 7/24

MILLER STEVEN SCOTT & JODY LYNN
85172 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0548-0000

BUILDING CHARACTERISTICS

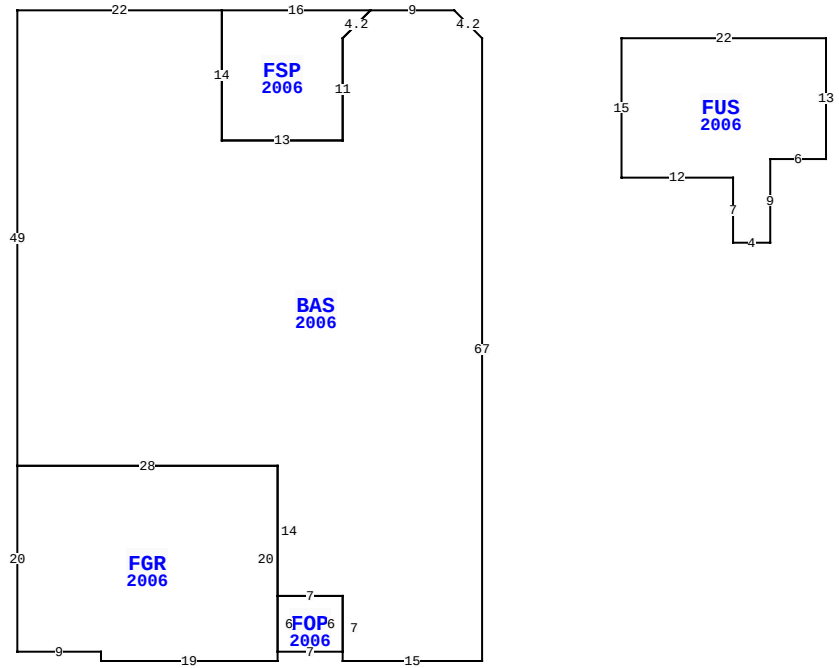
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	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	2,672	100	2006	2,672	359,354
FGR	579	55	2006	318	42,767
FOP	42	30	2006	13	1,748
FSP	187	40	2006	75	10,086
FUS	346	100	2006	346	46,533
TOTALS	3,826			3,424	460,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,424	111.9594	147.79	506,033	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2025 Heated Area: 3018 HX Base Yr 2025



85172 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		460,490
TOTAL MARKET OB/XF VALUE		3,526
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		591,516
SOH/AGL Deduction		0
ASSESSED VALUE		591,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		540,794
TOTAL JUST VALUE		591,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		569,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0611174	OTHER	0	06/01/2006
M11451	MECH OTHER	0	05/01/2006
E17110	ELEC OTHER	2,000	04/01/2006
P10809	NEW CONSTR	0	03/01/2006
C17099	CO ISSUED	250,000	02/01/2006
R08898	REPAIR/RRF	5,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/1630	12/16/2022	WD	Q	I	01	560,000
GRANTOR: HALL JEFFREY H & LISA						
GRANTEE: MILLER STEVEN SCOTT						
1436/1395	8/11/2006	WD	Q	I		440,700
GRANTOR: MORRISON HOMES INC						
GRANTEE: HALL JEFFREY H & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 W9 FSP=[YR=2006] W16 S14 E13 N11 R3 U3 $ D3 L3 S11 W13 N14 W22 S49 FGR=[YR=2006] S20 E9 S1 E19 N1 FOP=[YR=2006] E7 N6 W7 S6$ N20 W28$ E28 S14 E7 S7 E15 N67$ PTR=E15 FUS=[YR=2006] E22 S13 W6 S9 W4 N7 W12 N15$ 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	0812	CONCRETE C	0	100	0	0	1,025.00	SF	4.00	4.00	100	2006	2006	3	86	3,526	

LAND DESCRIPTION

TOTAL OB/XF 3,526

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 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