

LOT 552
IN OR 1678/1495
NORTH HAMPTON PHASE 5 PB 7/24

DENISON JAMES L
85220 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

2025

12-2N-27-1460-0552-0000

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 Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
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	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	2,784	100	2006	2,784	361,851
FGR	626	55	2006	344	44,712
FOP	134	30	2006	40	5,199
FSP	265	40	2006	106	13,777
FUS	382	100	2006	382	49,651
TOTALS	4,191			3,656	475,189

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,656	108.2025	142.83	522,186	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2023											
Heated Area: 3166											
HX Base Yr											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			475,189
TOTAL MARKET OB/XF VALUE			7,425
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			610,114
SOH/AGL Deduction			8,878
ASSESSED VALUE			601,236
TOTAL EXEMPTION VALUE	13		601,236
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			610,114
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			587,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11869	MECH OTHER	0	08/01/2006
E17695	ELEC OTHER	2,000	07/01/2006
C17853	CO ISSUED	300,000	05/01/2006
R09351	REPAIR/RRF	5,000	05/01/2006
P11163	OTHER	0	05/01/2006
B17853	NEW CONSTR	300,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1678/1495	4/28/2010	WD	U	I	12	260,000
GRANTOR: HSBC BANK USA						
GRANTEE: DENISON JAMES L						
1646/1374	11/02/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: HSBC BANK USA						

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	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	1,253.00	SF	4.00	4.00	100	2006	2006	3	86	4,310	

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

BUILDING NOTES	
85220 SAGAPONACK DR, FERNANDINA BEACH	

BUILDING DIMENSIONS	
FSP=[YR=2006] N15 W24 S5 E7 D3 R3 S7 E14 \$ BAS=[YR=2006] W14 N7 U3 L3 W7 N11 W31 S60 D3 R3 E7 FOP=[YR=2006] S4 E12 N2 E4 N8 W13 S6 W3 \$ E3 N6 E13 FGR=[YR=2006] S20 E10 S2 E19 N24 W4 S2 W25 \$ E25 N4 E4 N32 \$ PTR=E30 FUS=[YR=2006] E8 S12 E14 S13 W22 N25 \$ W30 \$.	

LAND DESCRIPTION		TOTAL OB/XF															7,425							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSVR
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							