LOT 555
NORTH HAMPTON PHASE 5 PB 7/24

BARTON JAMES ALFONSO COLE
85256 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0555-0000

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		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

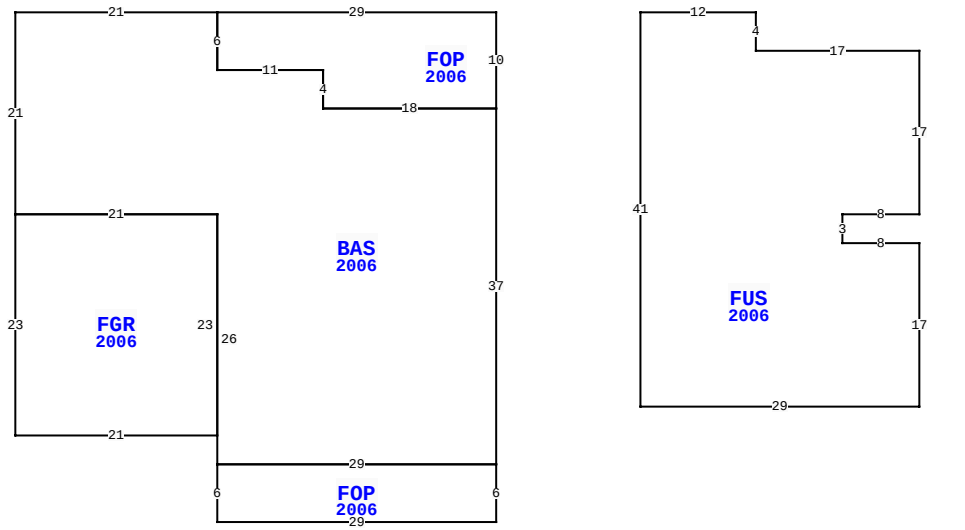
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	2006	1,558	213,688
FGR	483	55	2006	266	36,484
FOP	174	30	2006	52	7,132
FOP	246	30	2006	74	10,149
FUS	1,097	100	2006	1,097	150,459
TOTALS	3,558			3,047	417,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,047	114.1812	150.72	459,244	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 2655 HX Base Yr 2022



85256 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		417,912
TOTAL MARKET OB/XF VALUE		3,801
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		549,213
SOH/AGL Deduction		113,519
ASSESSED VALUE		435,694
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		384,972
TOTAL JUST VALUE		549,213
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17114	ELEC OTHER	2,200	04/01/2006
M11394	MECH OTHER	0	04/01/2006
P10901	OTHER	0	03/01/2006
C17094	CO ISSUED	374,315	02/01/2006
R08893	REPAIR/RRF	1,500	02/01/2006
B17094	NEW CONSTR	374,315	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2465/0640	5/19/2021	WD	Q	I	02	391,900
GRANTOR: SPH PROPERTY ONE LLC						
GRANTEE: BARTON JAMES ALFONS						
2446/1660	3/22/2021	WD	U	I	37	365,700
GRANTOR: HALL GARY & ETHEL						
GRANTEE: SPH PROPERTY ONE LL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W29 BAS=[YR=2006] W21 S21 FGR=[YR=2006] S23 E21 N23 W21$ E21 S26 FOP=[YR=2006] S6 E29 N6 W29$ E29 N37 W18 N4 W11 N6$ S6 E11 S4 E18 N10$ PTR=E15 FUS=[YR=2006] E12 S4 E17 S17 W8 S3 E8 S17 W29 N41$ 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	850.00	SF	5.20	5.20	100	2006	2006	3	86	3,801	

LAND DESCRIPTION

TOTAL OB/XF 3,801

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