LOT 558
IN OR 1514/616
NORTH HAMPTON PHASE 5 PB 7/24

BECKER KAY R & JOHNSON W
85292 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

2025

12-2N-27-1460-0558-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

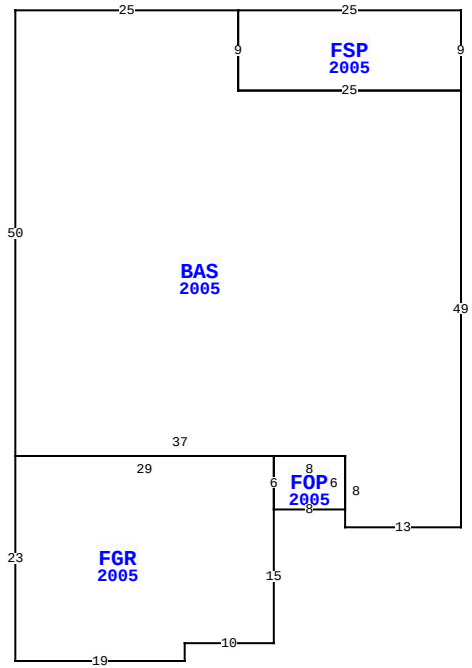
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2005	2,379	339,463
FGR	647	55	2005	356	50,799
FOP	48	30	2005	14	1,997
FSP	225	40	2005	90	12,842
TOTALS	3,299			2,839	405,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,839	119.4480	157.67	447,625	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2009 Heated Area: 2379 HX Base Yr 2009



85292 SAGAPONACK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,101
TOTAL MARKET OB/XF VALUE		7,623
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		540,224
SOH/AGL Deduction		289,728
ASSESSED VALUE		250,496
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		199,774
TOTAL JUST VALUE		540,224
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09959	MECH OTHER	0	07/01/2005
E0515218	ELEC OTHER	0	06/01/2005
E0514905	ELEC OTHER	2,000	05/01/2005
P0509460	OTHER	0	05/01/2005
B14851	NEW CONSTR	260,000	03/01/2005
R07383	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/0616	7/23/2007	WD	Q	I		340,000
GRANTOR: RUNKLE RALPH L & CHRI						
GRANTEE: BECKER KAY R & JOHN						
1360/1779	10/24/2005	WD	Q	I		319,800
GRANTOR: MORRISON HOMES INC						
GRANTEE: RUNKLE RALPH L & CH						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2005] N9 W25 S9 E25$ BAS=[YR=2005] W25 N9 W25 S50 FGR=[YR=2005] S23 E19 N2 E10 N15 FOP=[YR=2005] E8 N6 W8 S6$ N6 W29$ E37 S8 E13 N49$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	1,040.00	SF	5.20	5.20	100	2005	2005	3	84	4,543	

LAND DESCRIPTION

TOTAL OB/XF 7,623

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