LOT 560
NORTH HAMPTON PHASE 5 PB 7/24

PAZAND ALI
85348 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0560-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

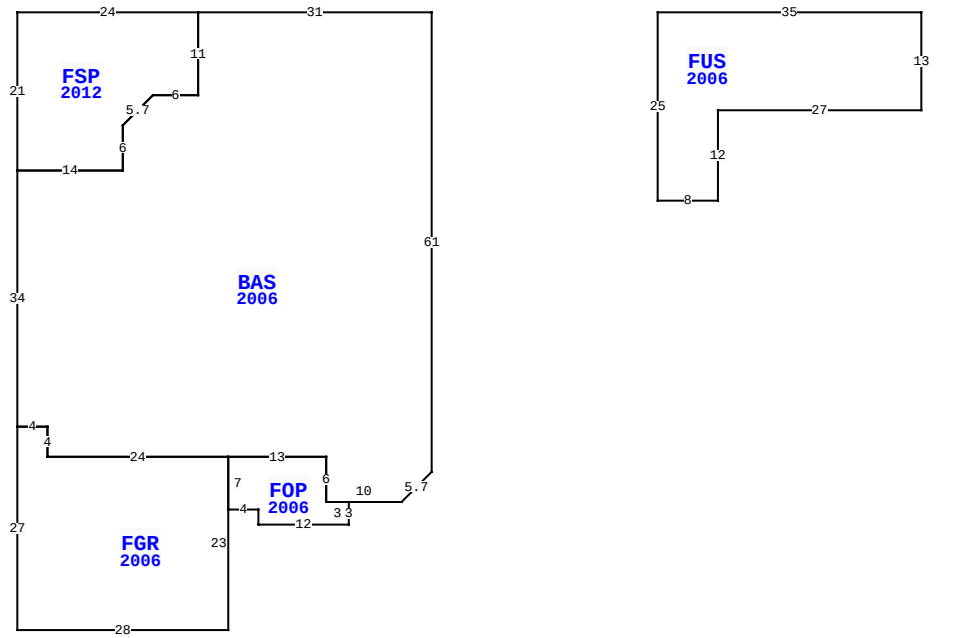
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,893	100	2006	2,893	391,419
FGR	660	55	2006	363	49,114
FOP	118	30	2006	35	4,736
FSP	412	40	2012	165	22,324
FUS	551	100	2006	551	74,550
TOTALS	4,634			4,007	542,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,007	112.6356	148.68	595,761	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2021 Heated Area: 3444 HX Base Yr 2021



85348 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		542,143
TOTAL MARKET OB/XF VALUE		7,370
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		677,013
SOH/AGL Deduction		266,981
ASSESSED VALUE		410,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		359,310
TOTAL JUST VALUE		677,013
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11105	OTHER	0	05/01/2006
C17521	CO ISSUED	252,176	04/01/2006
R09150	REPAIR/RRF	5,000	04/01/2006
B17521	NEW CONSTR	252,176	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/515	4/25/2023	QC	U	I	11	100
GRANTOR: PAZAND SHANNON						
GRANTEE: PAZAND ALI						
2224/0450	9/10/2018	WD	Q	I	01	375,000
GRANTOR: HALPERIN ANDREW J & S						
GRANTEE: PAZAND ALI & SHANNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W31 FSP=[YR=2012] W24 S21 E14 N6 U4 R4 E6 N11 $ S11 W6 D4 L4 S6 W14 S34 FGR=[YR=2006] S27 E28 N23 W24 N4 W4 $ E4 S4 E24 FOP=[YR=2006] S7 E4 S2 E12 N3 W3 N6 W13 $ E13 S6 E10 U4 R4 N61 $ PTR= E30 FUS=[YR=2006] E35 S13 W27 S12 W8 N25 $ 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	0812	CONCRETE C	0	100	0	0	1,237.00	SF	4.00	4.00	100	2006	2006	3	86	4,255	

LAND DESCRIPTION

TOTAL OB/XF 7,370

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