

LOT 562
IN OR 1726/623 & OR 1904/1422
NORTH HAMPTON PHASE 5 PB 7/24

BORRAS MARITZA T
85376 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0562-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	16	WD FR STUC 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 70			
Interior Floor	12	HARDWOOD 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	2,682	100	2006	2,682	342,492
FGR	540	55	2006	297	37,927
FOP	203	30	2006	61	7,790
FOP	306	30	2006	92	11,748
FUS	583	100	2006	583	74,449
TOTALS	4,314			3,715	474,407

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,715	106.3125	140.33	521,326	2006	2006	0	0	9.00	91.00

1 SNGL FAM - 100% - 2018 Heated Area: 3265 HX Base Yr 2018

The floor plan consists of several interconnected rooms and corridors. The main area is a large rectangle with a width of 28 and a height of 61. Inside this main area, there are several smaller rooms and corridors. The top right corner has a room labeled 'FOP 2006' with a width of 7 and a height of 4.2. The bottom right corner has a room labeled 'FGR 2006' with a width of 7 and a height of 7. The bottom left corner has a room labeled 'FOP 2006' with a width of 15 and a height of 7. The top left corner has a room labeled 'FUS 2006' with a width of 32 and a height of 15. The bottom right corner has a room labeled 'BAS 2006' with a width of 27 and a height of 29. The top right corner has a room labeled 'FGR 2006' with a width of 7 and a height of 7. The bottom right corner has a room labeled 'FOP 2006' with a width of 15 and a height of 7. The bottom right corner has a room labeled 'FGR 2006' with a width of 7 and a height of 7. 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NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						474,407						
TOTAL MARKET OB/XF VALUE						6,940						
TOTAL LAND VALUE - MARKET						127,500						
TOTAL MARKET VALUE						608,847						
SOH/AGL Deduction						264,044						
ASSESSED VALUE						344,803						
TOTAL EXEMPTION VALUE						HX HB		50,722				
BASE TAXABLE VALUE						294,081						
TOTAL JUST VALUE						608,847						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						586,243						