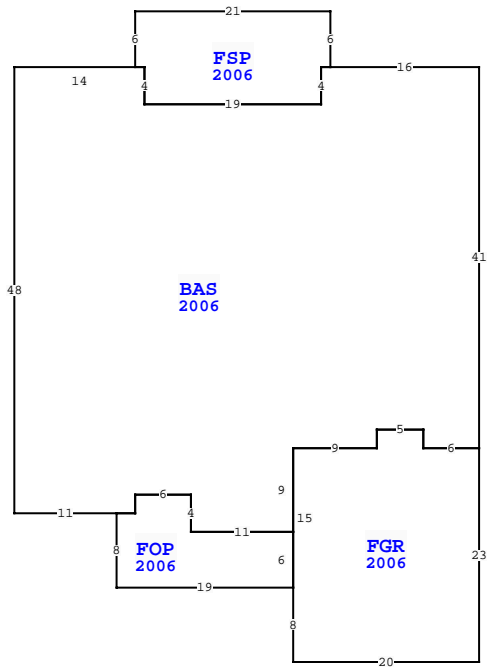


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	16	WD FR STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	11	CLAY TILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	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	2,184	100	2006	2,184	296,705
FGR	470	55	2006	258	35,050
FOP	142	30	2006	43	5,841
FSP	202	40	2006	81	11,004
TOTALS	2,998			2,566	348,601

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,566	113.0976	149.29	383,078	2006	2006	0	0	9.00	91.00
1 SNGL FAM - 100% - 2024 Heated Area: 2184 HX Base Yr 2024											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			348,601
TOTAL MARKET OB/XF VALUE			5,123
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			481,224
SOH/AGL Deduction			2,966
ASSESSED VALUE			478,258
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			427,536
TOTAL JUST VALUE			481,224
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			464,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16916	ELEC OTHER	2,300	03/01/2006
M11248	MECH OTHER	0	03/01/2006
P10697	OTHER	0	02/01/2006
C16279	CO ISSUED	333,715	10/01/2005
R08366	REPAIR/RRF	1,500	10/01/2005
B16279	NEW CONSTR	333,715	10/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2633/1410	4/19/2023	WD	Q	I	01	465,000
GRANTOR: STEINER FRED & LYNN T						
GRANTEE: BEST CHRISTIE LYNN						
2083/0587	11/08/2016	WD	U	I	11	100
GRANTOR: STEINER FRED & LYNN						
GRANTEE: STEINER SAGAPONACK						

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	0811	CONCRETE B	0	100	0	702.00	SF	5.20	5.20	100	2006	2006	3	86	3,139	
2	0462	ST/AL FNC	0	100	0	496.00	SF	10.00	10.00	100	2006	2006	3	40	1,984	
TOTALS																

85386 SAGAPONACK DR, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2006] W16 FSP=[YR=2006] N6 W21 S6 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W14 S48 E11 FOP=[YR=2006] S8 E19 FGR=[YR=2006] S8 E20 N23 W6 N2 W5 S2 W9 S15\$ N6 W11 N4 W6 S2 W2\$ E2 N2 E6 S4 E11 N9 E9 N2 E5 S2 E6 N41\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							