LOT 564
NORTH HAMPTON PHASE 5 PB 7/24

KASZUBINSKI KENNETH C & EVELYN
85398 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0564-0000

BUILDING CHARACTERISTICS

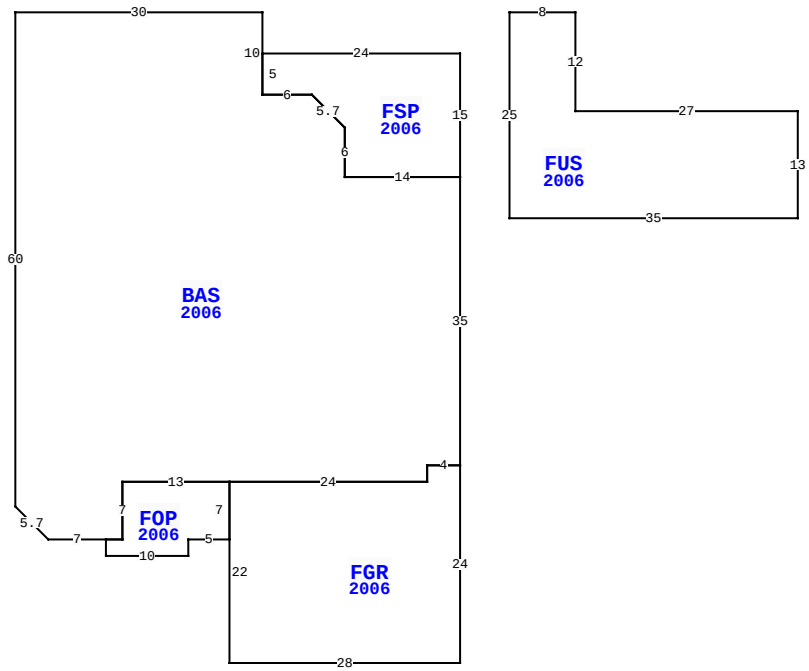
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,765	100	2006	2,765	363,458
FGR	624	55	2006	343	45,087
FOP	111	30	2006	33	4,338
FSP	268	40	2006	107	14,065
FUS	551	100	2006	551	72,429
TOTALS	4,319			3,799	499,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,799	109.4310	144.45	548,766	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 3316 HX Base Yr 2022



85398 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	02/22/2007	RK	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		499,377
TOTAL MARKET OB/XF VALUE		13,495
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		640,372
SOH/AGL Deduction		129,975
ASSESSED VALUE		510,397
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		459,675
TOTAL JUST VALUE		640,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0617519	ELEC OTHER	2,000	06/01/2006
P11116	OTHER	0	05/01/2006
C16892	CO ISSUED	260,000	01/01/2006
R08770	REPAIR/RRF	5,000	01/01/2006
B16892	NEW CONSTR	260,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2509/0886	10/29/2021	WD	Q	I	01	549,900
GRANTOR: AILES ROBERT J & PATR						
GRANTEE: KASZUBINSKI KENNETH						
2318/0251	11/06/2019	WD	Q	I	01	400,000
GRANTOR: VAN HEERTUM RONALD L						
GRANTEE: AILES ROBERT J & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W30 S60 D4 R4 E7 FOP=[YR=2006] S2 E10 N2 E5 N7 W13 S7 W2 $ E2 N7 E13 FGR=[YR=2006] S22 E28 N24 W4 S2 W24 $ E24 N2 E4 N35 FSP=[YR=2006] N15 W24 S5 E6 D4 R4 S6 E14 $ W14 N6 U4 L4 W6 N10 $ PTR=E30 FUS=[YR=2006] E8 S12 E27 S13 W35 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	0855	CONC PAVER	0	100	0	0	1,207.00	SF	10.00	10.00	100	2006	2006	3	86	10,380	

LAND DESCRIPTION

TOTAL OB/XF 13,495

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