

MARSHALL ALLAN J & ELIZABETH K
85428 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0566-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT		CD	16 WD FR STUC 100		08 IRREGULAR 100		1 SNGL FAM - 100% - 2017		Heated Area: 2657		HX Base Yr 2017		VALUATION BY		STANDARD		Tax Group: 4		Tax Dist:		405,439								
Exterior Wall		03	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Roof Cover		03	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Interior Wall		03	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Interior Floor		03	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Air Condition		03	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Heating Type		04	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Bedrooms		02	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Bathrooms		02	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Frame		02	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Stories		1.	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Units		00	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Occupancy		00	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
Quality		04	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
DOR CODE		0100	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
MAP NUM			COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
NEIGHBORHOOD/LOC		4043.00	COMP SHNGL 100		05 DRYWALL 100		14 CARPET 70		11 CLAY TILE 30		03 CENTRAL 100		04 AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100								
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS		2,657	100	2006	2,657	354,242																							
FGR		579	55	2006	318	42,397																							
FOP		35	30	2006	10	1,333																							
FOP		187	30	2006	56	7,467																							
TOTALS		3,458			3,041	405,439																							
EXTRA FEATURES		85428 SAGAPONACK DR, FERNANDINA BEACH																											
BLD DATE		03/29/2023																											
XF DATE		NW																											
INC DATE		LGL DATE																											
		LAND DATE																											
		AG DATE																											
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	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		1,024.00	SF 4.00	4.00	100	2006	2006	3	86	3,523													
3	0810	CONCRETE A	0	100	10	3		30.00	SF 6.50	6.50	100	2006	2006	3	86	168													
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