LOT 571
NORTH HAMPTON PHASE 5 PB 7/24

HALL KRISTON KLEE & BROOKE WHEELER
85488 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0571-0000

BUILDING CHARACTERISTICS

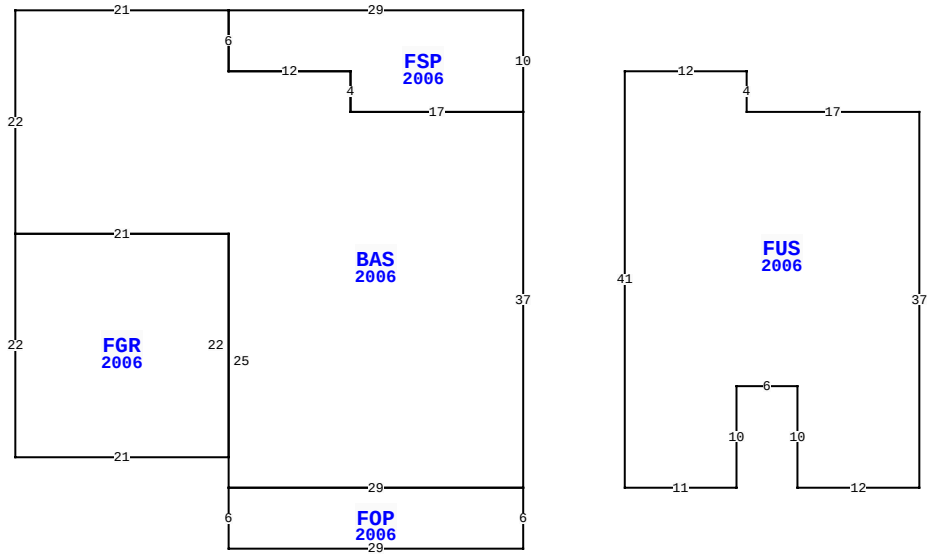
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,583	100	2006	1,583	209,223
FGR	462	55	2006	254	33,571
FOP	174	30	2006	52	6,872
FSP	242	40	2006	97	12,820
FUS	1,061	100	2006	1,061	140,231
TOTALS	3,522			3,047	402,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,047	110.0274	145.24	442,546	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2024 Heated Area: 2644 HX Base Yr 2024



85488 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			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		402,717
TOTAL MARKET OB/XF VALUE		4,083
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,300
SOH/AGL Deduction		200,969
ASSESSED VALUE		333,331
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		282,609
TOTAL JUST VALUE		534,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16918	ELEC OTHER	1,950	03/01/2006
M11247	MECH OTHER	0	03/01/2006
P10694	OTHER	0	02/01/2006
C16277	CO ISSUED	373,465	10/01/2005
R08364	REPAIR/RRF	0	10/01/2005
B16277	NEW CONSTR	373,465	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2623/1896	3/07/2023	WD	Q	I	01	575,000
GRANTOR: QUINN JOHN P						
GRANTEE: HALL KRISTON KLEE &						
2007/1786	10/06/2015	SW	U	I	12	231,000
GRANTOR: FANNIE MAE						
GRANTEE: QUINN MARIA G & JOH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=-29,0] W21 S22 E21 S25 E29 N37 W17 N4 W12 N6 $
FUS=[YR=2006;ORIG=10,47] N41 E12 S4 E17 S37 W12 N10 W6 S10 W11 $
FGR=[YR=2006;ORIG=-50,22] S22 E21 N22 W21 $
FSP=[YR=2006;ORIG=0,0] W29 S6 E12 S4 E17 N10 $
FOP=[YR=2006;ORIG=-29,47] S6 E29 N6 W29 $
.

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	0811	CONCRETE B	0	100	0	0	829.00	SF	5.20	5.20	100	2006	2006	3	86	3,707	
2	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	2006	2006	3	86	352	
3	1242	WD DECK A	0	100	5	2	10.00	SF	10.00	10.00	100	2006	2006	3	24	24	

LAND DESCRIPTION

TOTAL OB/XF 4,083

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