LOT 574
IN OR 2249/416
ESMT PT OR 1588/1839

HANLON JAMES DURWARD JR/RATLIFF WILLIAM ISHMAEL
85522 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0574-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

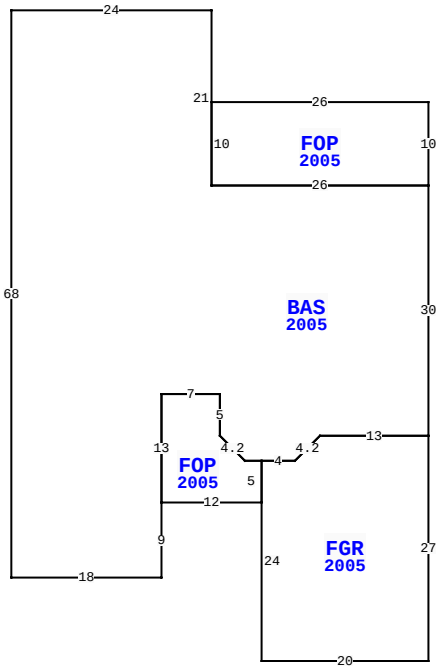
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,302	100	2005	2,302	310,184
FGR	524	55	2005	288	38,806
FOP	121	30	2005	36	4,851
FOP	260	30	2005	78	10,510
TOTALS	3,207			2,704	364,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,704	112.7952	148.89	402,599	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 2302 HX Base Yr 2020



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

85522 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		364,352
TOTAL MARKET OB/XF VALUE		23,711
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		515,563
SOH/AGL Deduction		221,211
ASSESSED VALUE		294,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,630
TOTAL JUST VALUE		515,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226556	XFOB	6,600	10/01/2012
B1226557	XFOB	3,760	10/01/2012
B0617914	XFOB	5,200	06/01/2006
B17211	SWIM POOL	28,500	02/01/2006
M09958	MECH OTHER	0	07/01/2005
E0515214	ELEC OTHER	2,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/0416	1/15/2019	WD	Q	I	02	360,000
GRANTOR: URBAN WILLIAM J & LES						
GRANTEE: HANLON JAMES DURWAR						
1360/1841	10/24/2005	WD	Q	I		333,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: URBAN WILLIAM J & L						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N10 W26 S10 E26$ BAS=[YR=2005] W26 N21 W24 S68 E18 N9 FOP=[YR=2005] E12 N5 W2 L3 U3 N5 W7 S13$ N13 E7 S5 R3 D3 E2 FGR=[YR=2005] S24 E20 N27 W13 D3 L3 W4$ E4 U3 R3 E13 N30$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	660.00	SF	5.20	5.20	100	2005	2005	3	84	2,883	
3	0861	POOL GUNIT	0	100	0	0	364.00	SF	85.00	85.00	100	2005	2005	3	36	11,138	
4	0911	SCRN RM A	0	100	0	0	888.00	SF	17.50	17.50	100	2005	2005	3	22	3,419	
5	0845	KOOL DECK	0	100	0	0	524.00	SF	7.25	7.25	100	2005	2005	3	84	3,191	

LAND DESCRIPTION

TOTAL OB/XF 23,711

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 09/25/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS