LOT 577
NORTH HAMPTON PHASE 5 PB 7/24

FIFE EDWARD I & TONI J
85473 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0577-0000

BUILDING CHARACTERISTICS

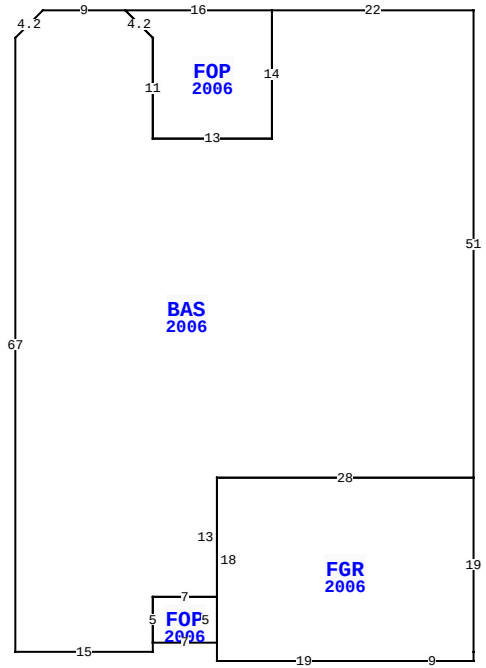
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,735	100	2006	2,735	386,219
FGR	560	55	2006	308	43,493
FOP	35	30	2006	10	1,412
FOP	187	30	2006	56	7,908
TOTALS	3,517			3,109	439,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,109	117.5622	155.18	482,455	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2025 Heated Area: 2735 HX Base Yr 2025



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

85473 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		439,034
TOTAL MARKET OB/XF VALUE		5,444
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		571,978
SOH/AGL Deduction		0
ASSESSED VALUE		571,978
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		521,256
TOTAL JUST VALUE		571,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005182	NW RES SCN	26,480	05/14/2025
E16284	ELEC OTHER	2,000	12/01/2005
M10818	MECH OTHER	0	12/01/2005
P10336	OTHER	0	11/01/2005
C16301	CO ISSUED	240,000	10/01/2005
R08389	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2451/1229	4/09/2021	WD	Q	I	01	377,500
GRANTOR: BISPOTT CLEVE A						
GRANTEE: FIFE EDWARD I & TON						
1443/1472	9/11/2006	WD	U	I	07	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: BISPOTT CLEVE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W16 D3 R3 S11 E13 N14$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 N1 FOP=[YR=2006] E7 FGR=[YR=2006] S2 E19E9 N1 N19 W28 S18$ N5 W7 S5$ N5 E7 N13 E28 N51$.

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	0812	CONCRETE C	0	100	0	0	1,065.00	SF	4.00	4.00	100	2006	2006	3	86	3,664	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	

LAND DESCRIPTION

TOTAL OB/XF 5,444

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	000134	C	RES POND	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