LOT 578
IN OR 2244/323
NORTH HAMPTON PHASE 5 PB 7/24

SCHRADER BRENDA C
85459 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0578-0000

BUILDING CHARACTERISTICS

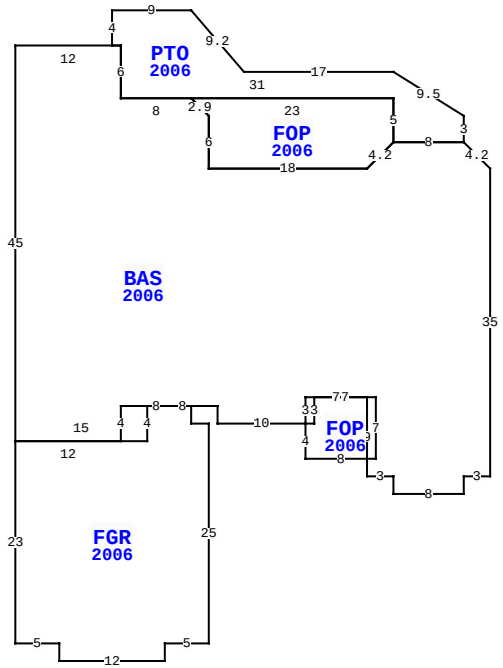
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,938	100	2006	1,938	278,346
FGR	566	55	2006	311	44,667
FOP	53	30	2006	16	2,298
FOP	166	30	2006	50	7,182
PTO	218	5	2006	11	1,580
TOTALS	2,941			2,326	334,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,326	119.5698	157.83	367,113	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2019 Heated Area: 1938 HX Base Yr 2019



85459 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		334,073
TOTAL MARKET OB/XF VALUE		6,395
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		467,968
SOH/AGL Deduction		201,758
ASSESSED VALUE		266,210
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,488
TOTAL JUST VALUE		467,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11007	MECH OTHER	0	02/01/2006
E16350	ELEC OTHER	1,900	12/01/2005
P10487	OTHER	0	12/01/2005
C16566	CO ISSUED	326,990	11/01/2005
B16566	NEW CONSTR	326,990	11/01/2005
R08558	REPAIR/RRF	1,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2244/0323	12/14/2018	WD	Q	I	01	295,000
GRANTOR: INGLE KENNETH C & ELI						
GRANTEE: SCHRADER BRENDA C						
2085/1834	11/21/2016	WD	Q	I	01	265,000
GRANTOR: WEMPLE GARRETT S & DA						
GRANTEE: INGLE KENNETH C & E						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] N3 U5 L8 W17 U7 L6 W9 S4 E1 S6 E31 S5 E8$
BAS=[YR=2006] W8 FOP=[YR=2006] N5 W23 D2 R2 S6 E18 U3 R3
$ D3 L3 W18 N6 U2 L2 W8 N6 W12 S45 FGR=[YR=2006] S23 E5
S2 E12 N2 E5 N25 W2 N2 W8 S4 W12$ E15 N4 E8 S2 E10
FOP=[YR=2006] S4 E8 N7 W7 S3 W1$ N3 E7 S9 E3 S2 E8 N2 E3 N35
U3 L3 $.

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	1,138.00	SF	4.00	4.00	100	2006	2006	3	86	3,915	
2	0462	ST/AL FNC	0	100	0	0	620.00	SF	10.00	10.00	100	2006	2006	3	40	2,480	

LAND DESCRIPTION

TOTAL OB/XF 6,395

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