LOT 579
NORTH HAMPTON PHASE 5 PB 7/24

WEBB BRITT DANIELLE
85447 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0579-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

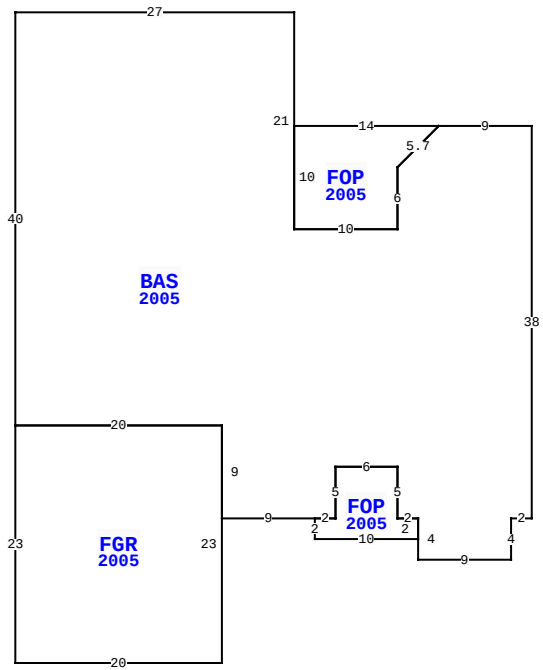
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,915	100	2005	1,915	268,124
FGR	460	55	2005	253	35,424
FOP	50	30	2005	15	2,101
FOP	108	30	2005	32	4,481
TOTALS	2,533			2,215	310,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,215	117.2031	154.71	342,683	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2025 Heated Area: 1915 HX Base Yr 2025



85447 SAGAPONACK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		310,128
TOTAL MARKET OB/XF VALUE		18,979
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		456,607
SOH/AGL Deduction		213,685
ASSESSED VALUE		242,922
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,200
TOTAL JUST VALUE		456,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0516641	SCRN RM	8,500	09/01/2005
E15708	ELEC OTHER	2,000	09/01/2005
M10249	MECH OTHER	0	09/01/2005
R07906	REPAIR/RRF	5,000	07/01/2005
B15612	NEW CONSTR	220,000	07/01/2005
P09758	OTHER	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2721/1285	6/27/2024	WD	Q	I	01	545,000
GRANTOR: TANNER KIP C & DEBRA						
GRANTEE: WEBB BRITT DANIELLE						
2071/1775	9/14/2016	WD	Q	I	01	287,000
GRANTOR: BROPHY JOSEPH G & DEB						
GRANTEE: TANNER KIP C & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W9 FOP=[YR=2005] W14S10E10N6 U4 R4 $ D4 L4 S6W10N21W27S40 FGR=[YR=2005] S23E20N23W20$ E20S9E9 FOP=[YR=2005] S2E10N2W2N5W6S5W2$ E2 N5E6S5E2S4E9N4E2N38$.

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	610.00	SF	5.20	5.20	100	2005	2005	3	84	2,664	
3	0910	SCRN RM L	0	100	0	0	783.00	SF	15.00	15.00	100	2005	2005	3	22	2,584	
4	0861	POOL GUNIT	0	100	0	0	240.00	SF	85.00	85.00	100	2005	2005	3	36	7,344	
5	0845	KOOL DECK	0	100	0	0	543.00	SF	7.25	7.25	100	2005	2005	3	84	3,307	

LAND DESCRIPTION

TOTAL OB/XF 18,979

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