LOT 580
IN OR 1929/1727
NORTH HAMPTON PHASE 5 PB 7/24

BROWN MICHAEL J & BETHANY J A
85429 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0580-0000

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		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

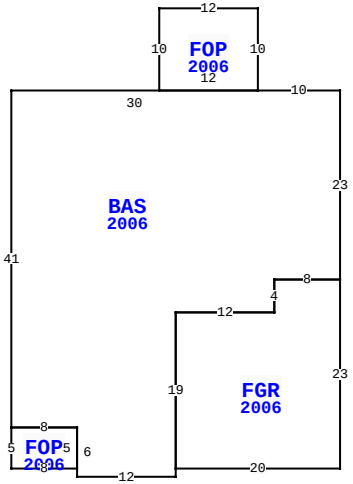
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

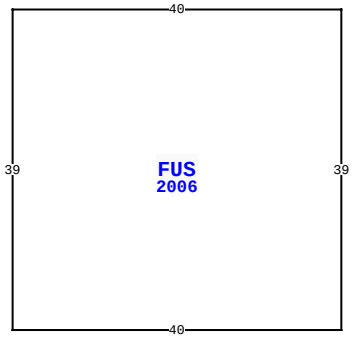
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2006	1,400	186,654
FGR	412	55	2006	227	30,265
FOP	40	30	2006	12	1,600
FOP	120	30	2006	36	4,799
FUS	1,560	100	2006	1,560	207,986
TOTALS	3,532			3,235	431,304

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,235	110.9934	146.51	473,960	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2960 HX Base Yr





85429 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	431,304
TOTAL MARKET OB/XF VALUE	6,936
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	565,740
SOH/AGL Deduction	116,883
ASSESSED VALUE	448,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	448,857
TOTAL JUST VALUE	565,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	545,515

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11118	OTHER	0	05/01/2006
P10486	OTHER	0	12/01/2005
C16595	CO ISSUED	364,465	11/01/2005
R08570	REPAIR/RRF	1,500	11/01/2005
B16595	NEW CONSTR	364,465	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1929/1727	7/25/2014	WD	Q	I	01	315,000
GRANTOR: SHIVER JEFFREY S & AL						
GRANTEE: BROWN MICHAEL J & B						
1724/1047	2/11/2011	WD	U	I	11	231,000
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: SHIVER JEFFREY S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W10 FOP=[YR=2006] N10 W12 S10 E12 $ W30 S41 FOP=[YR=2006] S5 E8 N5 W8 $ E8 S6 E12 N1 FGR=[YR=2006] E20 N23 W8 S4 W12 S19 $ N19 E12 N4 E8 N23 $ PTR=E30 FUS=[YR=2006] E40 S39 W40 N39 $ W30 $.

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	0	0	0	728.00	SF	5.20	5.20	100	2006	2006	3	86	3,256	
2	0462	ST/AL FNC	0	0	0	0	920.00	SF	10.00	10.00	100	2006	2006	3	40	3,680	

LAND DESCRIPTION

TOTAL OB/XF 6,936

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	0		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