LOT 581
IN OR 1821/773
NORTH HAMPTON PHASE 5 PB 7/24

BRESETTE JOSEPH R & DEBORAH L
85417 SAGAPONACK DR
FERNANDINA BEACH, FL 32034-8785

2025

12-2N-27-1460-0581-0000

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 60
Interior Floo	11	CLAY TILE 40
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

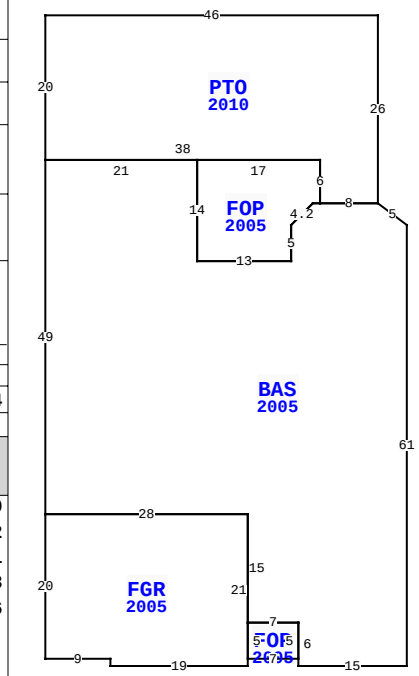
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,582	100	2005	2,582	346,230
FGR	579	55	2005	318	42,642
FOP	35	30	2005	10	1,341
FOP	211	30	2005	63	8,448
PTO	968	5	2010	48	6,436
TOTALS	4,375			3,021	405,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,021	112.2492	148.17	447,622	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2009 Heated Area: 2582 HX Base Yr 2009



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

85417 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,098
TOTAL MARKET OB/XF VALUE		12,243
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		544,841
SOH/AGL Deduction		285,727
ASSESSED VALUE		259,114
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,392
TOTAL JUST VALUE		544,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23158	ADDITION	47,338	12/01/2009
B15947	NEW CONSTR	240,000	01/26/2006
M10576	MECH OTHER	0	11/01/2005
E15959	ELEC OTHER	2,000	10/01/2005
P10031	OTHER	0	09/01/2005
R08162	REPAIR/RRF	5,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1821/0773	10/23/2012	QC	U	I	11	100
GRANTOR: BRESETTE DEBORAH L						
GRANTEE: BRESETTE JOSEPH R &						
1441/1846	9/05/2006	WD	Q	I		379,000
GRANTOR: SHURMAN MARK & PAMELA						
GRANTEE: BRESETTE DEBORAH L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L4 PTO=[YR=2010] N26 W46 S20 E38 S6 E8 $W8FOP=[YR=2005] N6W17 S14E13N5 U3 R3 E1$W1 D3 L3 S5W13 N14W21S49FGR=[YR=2005] S20E9S1E19N21 W28$E28S15FOP=[YR=2005] S5E7N5W7$E7 S6E15N61$.

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	834.00	SF	5.20	5.20	100	2005	2005	3	84	3,643	
3	0910	SCRN RM L	0	100	0	0	920.00	SF	15.00	15.00	100	2010	2010	3	40	5,520	

LAND DESCRIPTION

TOTAL OB/XF 12,243

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