LOT 583
IN OR 1360/1755
NORTH HAMPTON PHASE 5 PB 7/24

CHATHAM RICHARD & GEORGANNA L
1818 NE 20TH STREET
FT LAUDERDALE, FL 33305

2025

12-2N-27-1460-0583-0000

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

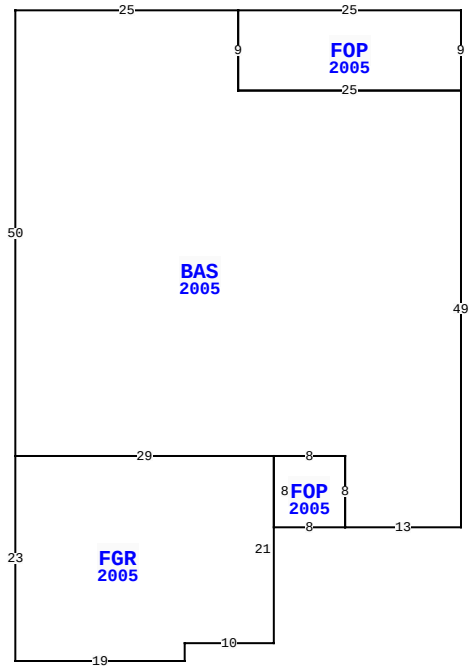
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,379	100	2005	2,379	335,738
FGR	647	55	2005	356	50,241
FOP	64	30	2005	19	2,682
FOP	225	30	2005	68	9,597
TOTALS	3,315			2,822	398,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,822	118.1376	155.94	440,063	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 2379 HX Base Yr



85393 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	398,257
TOTAL MARKET OB/XF VALUE	6,544
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	509,801
SOH/AGL Deduction	72,216
ASSESSED VALUE	437,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	437,585
TOTAL JUST VALUE	509,801
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	490,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10086	MECH OTHER	0	08/01/2005
P0509596	OTHER	0	06/01/2005
E0515215	ELEC OTHER	0	06/01/2005
E0515221	ELEC OTHER	2,000	06/01/2005
R07509	REPAIR/RRF	5,000	04/01/2005
B15058	NEW CONSTR	260,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1360/1755	10/24/2005	WD	Q	I		344,800
GRANTOR: MORRISON HOMES INC						
GRANTEE: CHATHAM RICHARD & G						
1301/1908	3/15/2005	WD	U	V	19	376,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N9W25S9E25$ BAS=[YR=2005] W25N9W25S50
FGR=[YR=2005] S23E19N2 E10N21W29$E29 FOP=[YR=2005] S8E8N8W8
$E8S8E13N49$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	793.00	SF	5.20	5.20	100	2005	2005	3	84	3,464	

LAND DESCRIPTION

TOTAL OB/XF 6,544

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	000140	C	RES GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS