

LOT 584
IN OR 1967/1244
NORTH HAMPTON PHASE 5 PB 7/24

DROZDA WILLIAM P & PAMELA A
85381 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0584-0000



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		

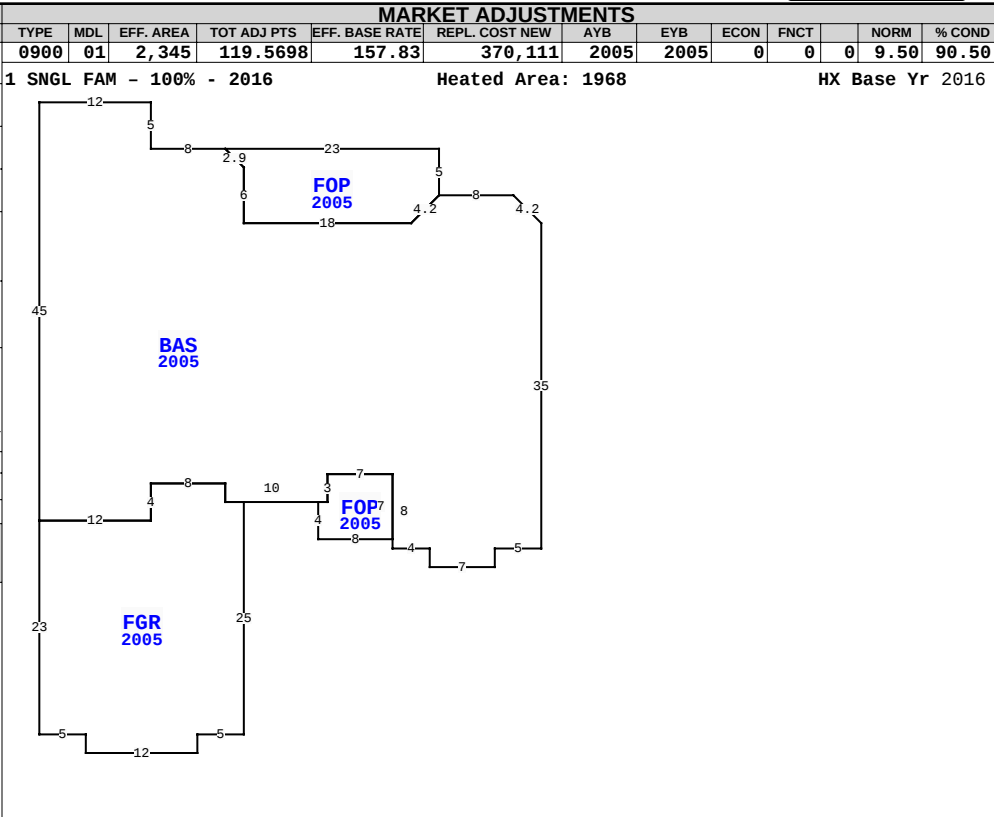
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	2005	1,968	281,101
FGR	566	55	2005	311	44,422
FOP	53	30	2005	16	2,285
FOP	166	30	2005	50	7,142

TOTALS	2,753			2,345	334,950
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0855	CONC PAVER	0	100	23	18	414.00	SF	10.00
4	0911	SCRN RM A	0	100	23	18	414.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF															15,878
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00

Total Acres:	0.00	Total Land Value:	105,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				334,950	
TOTAL MARKET OB/XF VALUE				15,878	
TOTAL LAND VALUE - MARKET				105,000	
TOTAL MARKET VALUE				455,828	
SOH/AGL Deduction				172,443	
ASSESSED VALUE				283,385	
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE				232,663	
TOTAL JUST VALUE				455,828	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				440,274	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002907	REPAIR/RRF	14,080	02/22/2022
B1633260	SCRN ROOM	10,178	10/21/2016
B15546	NEW CONSTR	270,000	01/11/2006
M10573	MECH OTHER	0	10/01/2005
P09999	OTHER	0	09/01/2005
E15533	ELEC OTHER	1,950	08/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1967/1244	3/13/2015	WD	Q	I	01	282,000
GRANTOR: DUPUIS STEVEN R & CAT						
GRANTEE: DROZDA WILLIAM P &						
1658/1251	1/15/2010	WD	Q	I	01	285,000
GRANTOR: GRAY JOSEPH & MELISSA						
GRANTEE: DUPUIS STEVEN R & C						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2005] U3 L3 W8FOP=[YR=2005] N5W23 D2 R2 S6E18 U3 R3 \$ D3 L3 W18N6 U2 L2 W8N5W12S45FGR=[YR=2005] S23E5S2 E12N2E5N25W2N2W8S4W12\$E12N4E8 S2E10FOP=[YR=2005] S4E8N7W7S3W1\$E1N3 E7S8E4S2E7N2E5N35\$.									