LOT 589
NORTH HAMPTON PHASE 5 PB 7/24

CORRINGTON BENJAMIN D & VICKI LIVING TRUST/CORRING
85311 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0589-0000

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	11	CLAY TILE 100
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

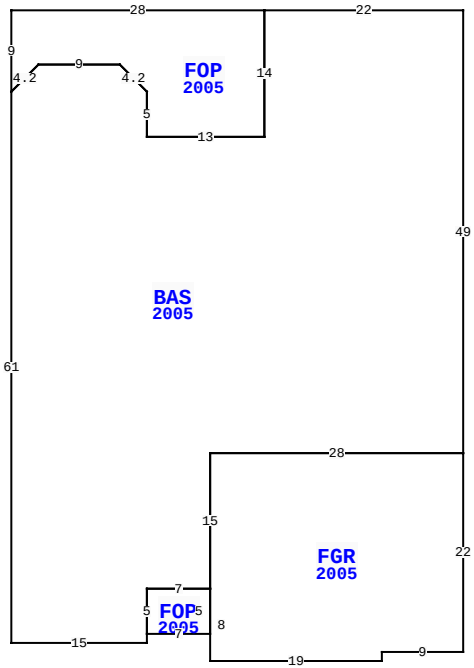
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,589	100	2005	2,589	370,459
FGR	635	55	2005	349	49,938
FOP	35	30	2005	10	1,431
FOP	281	30	2005	84	12,019
TOTALS	3,540			3,032	433,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,032	119.7840	158.11	479,390	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2020 Heated Area: 2589 HX Base Yr 2020



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

85311 SAGAPONACK DR, FERNANDINA BEACH

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	0910	SCRN RM L	0	100	0	0	684.00	SF	15.00	15.00	100	2005	2005	3	22	2,257	
2	0811	CONCRETE B	0	100	0	0	1,385.00	SF	5.20	5.20	100	2005	2005	3	84	6,050	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		433,848
TOTAL MARKET OB/XF VALUE		8,307
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		569,655
SOH/AGL Deduction		223,588
ASSESSED VALUE		346,067
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		295,345
TOTAL JUST VALUE		569,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		549,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17789	SCRN RM	9,950	10/31/2006
E15571	ELEC OTHER	2,000	08/01/2005
M10113	MECH OTHER	0	08/01/2005
P09689	OTHER	0	07/01/2005
R0507709	REPAIR/RRF	5,000	06/01/2005
B0515336	NEW CONSTR	240,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/1430	6/27/2022	QC	U	I	11	100
GRANTOR: CORRINGTON BENJAMIN D						
GRANTEE: CORRINGTON BENHAMIN						
2264/1771	3/26/2019	WD	Q	I	02	385,000
GRANTOR: HAUSAUER DAVID C & PA						
GRANTEE: CORRINGTON BENJAMIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W22 FOP=[YR=2005] W28 S9 U3 R3 E9 D3 R3 S5 E13 N14$ S14 W13 N5 U3 L3 W9 D3 L3 S61 E15 N1
FOP=[YR=2005] E7 N5 W7 S5$ N5 E7 FGR=[YR=2005] S8 E19 N1 E9 N22 W28 S15$ N15 E28 N49$.

LAND DESCRIPTION

TOTAL OB/XF 8,307

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 09/25/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS