LOT 590
IN OR 1415/1034
NORTH HAMPTON PHASE 5 PB 7/24

KREGER BARTON & MARCIA
49200 WOODWAY
PLYMOUTH, MI 48170

2025

12-2N-27-1460-0590-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

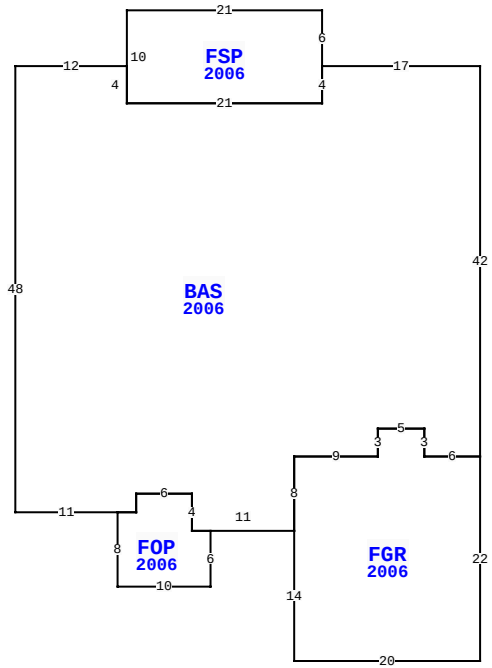
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,191	100	2006	2,191	302,959
FGR	455	55	2006	250	34,569
FOP	88	30	2006	26	3,595
FSP	210	40	2006	84	11,615
TOTALS	2,944			2,551	352,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,551	115.1136	151.95	387,624	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2191 HX Base Yr



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

85295 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	352,738
TOTAL MARKET OB/XF VALUE	3,663
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	483,901
SOH/AGL Deduction	95,676
ASSESSED VALUE	388,225
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	388,225
TOTAL JUST VALUE	483,901
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005656	ROOF	21,000	07/18/2020
M11008	MECH OTHER	0	02/01/2006
P10090	OTHER	0	09/01/2005
E15531	ELEC OTHER	1,950	08/01/2005
C15563	CO ISSUED	318,465	07/01/2005
R07873	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/1034	5/26/2006	WD	Q	I		341,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: KREGER BARTON & MAR						
1335/1856	7/25/2005	WD	U	V	07	100
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: RICHMOND AMERICAN H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FSP=[YR=2006] N6 W21 S10 E21 N4$ S4 W21 N4 W12 S48 E11 FOP=[YR=2006] S8 E10 N6 W2 N4 W6 S2 W2$ E2 N2 E6 S4 E11 FGR=[YR=2006] S14 E20 N22 W6 N3 W5 S3 W9 S8$ N8 E9 N3 E5 S3 E6 N42$.

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	819.00	SF	5.20	5.20	100	2006	2006	3	86	3,663	

LAND DESCRIPTION

TOTAL OB/XF 3,663

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