LOT 592
NORTH HAMPTON PHASE 5 PB 7/24

CHUNG PATRICK ANTHONY/CHUNG JEREMY ANDREW
85259 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

2025

12-2N-27-1460-0592-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

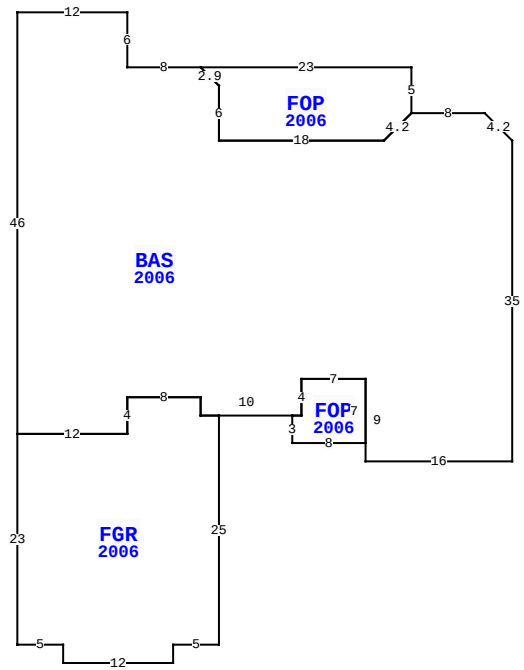
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,959	100	2006	1,959	278,224
FGR	566	55	2006	311	44,170
FOP	52	30	2006	16	2,272
FOP	166	30	2006	50	7,102
TOTALS	2,743			2,336	331,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	118.2321	156.07	364,580	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2008 Heated Area: 1959 HX Base Yr 2008



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

85259 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,768
TOTAL MARKET OB/XF VALUE		4,052
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		463,320
SOH/AGL Deduction		250,423
ASSESSED VALUE		212,897
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		157,175
TOTAL JUST VALUE		463,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,491

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515377	NEW CONSTR	292,990	02/28/2006
M10677	MECH OTHER	0	11/01/2005
P10000	OTHER	0	09/01/2005
R0507741	REPAIR/RRF	1,500	06/01/2005
E0515207	ELEC OTHER	2,250	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0286	12/27/2022	WD	U	I	11	100
GRANTOR: CHUNG PATRICK A (28%						
GRANTEE: CHUNG PATRICK A & J						
2602/1970	11/04/2022	WD	U	I	11	100
GRANTOR: CHUNG PATRICK A & JER						
GRANTEE: CHUNG PATRICK A (28						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] L3 U3 W8 FOP=[YR=2006] N5 W23 D2 R2 S6 E18 R3 U3 $ D3 L3 W18 N6 L2 U2 W8 N6 W12 S46 FGR=[YR=2006] S23 E5 S2 E12 N2 E5 N25 W2 N2 W8 S4 W12$ E12 N4 E8 S2 E10 FOP=[YR=2006] S3 E8 N7 W7 S4 W1$ E1 N4 E7 S9 E16 N35$.

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	0812	CONCRETE C	0	100	0	0	1,178.00	SF	4.00	4.00	100	2006	2006	3	86	4,052	

LAND DESCRIPTION

TOTAL OB/XF 4,052

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