LOT 595
IN OR 1961/735
NORTH HAMPTON PHASE 5 PB 7/24

NICHOLS AILEEN REVOCABLE TRUST
PO BOX 6278
MORAGA, CA 94570

2025

12-2N-27-1460-0595-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

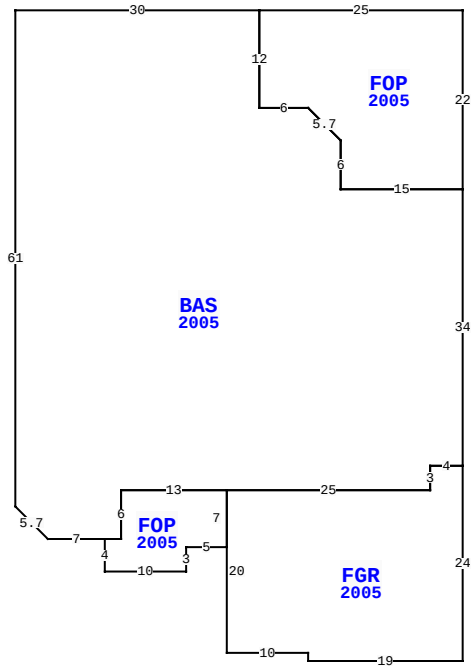
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,845	100	2005	2,845	379,849
FGR	611	55	2005	336	44,861
FOP	123	30	2005	37	4,940
FOP	458	30	2005	137	18,292
TOTALS	4,037			3,355	447,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,355	111.7662	147.53	494,963	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 2845 HX Base Yr



85223 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	447,942
TOTAL MARKET OB/XF VALUE	3,481
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	578,923
SOH/AGL Deduction	113,295
ASSESSED VALUE	465,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,628
TOTAL JUST VALUE	578,923
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	557,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15958	ELEC OTHER	2,000	10/01/2005
M10422	MECH OTHER	0	10/01/2005
P09905	OTHER	0	08/01/2005
R07907	REPAIR/RRF	5,000	07/01/2005
B15613	NEW CONSTR	240,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1961/0735	2/02/2015	WD	U	I	11	100
GRANTOR: NICHOLS AILEEN TRUST						
GRANTEE: NICHOLS AILEEN REVO						
1921/0791	6/03/2014	WD	U	I	11	100
GRANTOR: NICHOLS AILEEN						
GRANTEE: AILEEN NICHOLS TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] N22W25S12E6 D4 R4 S6E15 $BAS=[YR=2005] W15N6 U4 L4 W6N12W30 S61 D4 R4 E7FOP=[YR=2005] S4E10N3E5N7 W13S6W2$E2N6E13FGR=[YR=2005] S20E10 S1E19N24W4S3W25$E25N3E4N34$.

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	0	0	0	1,036.00	SF	4.00	4.00	100	2005	2005	3	84	3,481	

LAND DESCRIPTION

TOTAL OB/XF 3,481

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