LOT 596
NORTH HAMPTON PHASE 5 PB 7/24

GREEN ALBERT ALAN JR & EPPIE E
85211 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0596-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

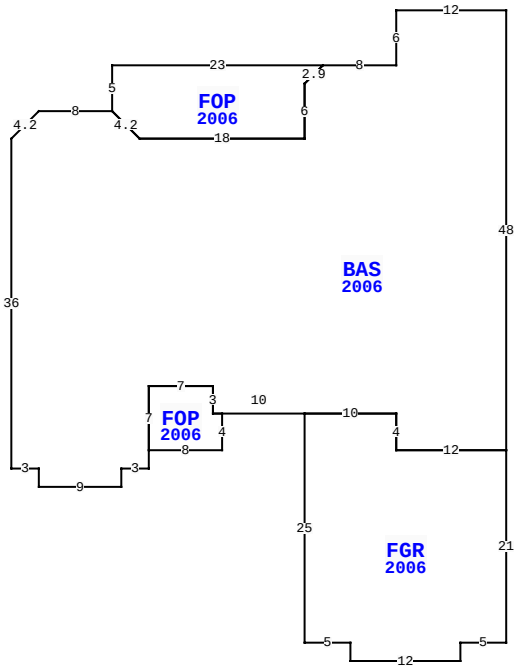
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,034	100	2006	2,034	277,308
FGR	526	55	2006	289	39,401
FOP	53	30	2006	16	2,181
FOP	166	30	2006	50	6,817
TOTALS	2,779			2,389	325,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,389	113.4987	149.82	357,920	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2023 Heated Area: 2034 HX Base Yr 2023



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

85211 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		325,707
TOTAL MARKET OB/XF VALUE		7,120
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		460,327
SOH/AGL Deduction		102,291
ASSESSED VALUE		358,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		307,314
TOTAL JUST VALUE		460,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001061	REPAIR/RRF	21,800	01/19/2022
M10909	MECH OTHER	0	01/01/2006
P10408	OTHER	0	12/01/2005
E15530	ELEC OTHER	1,900	08/01/2005
C15564	CO ISSUED	302,990	07/01/2005
R07874	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2559/0288	4/28/2022	WD	Q	I	02	400,000
GRANTOR: STEELE GEORGE III & G						
GRANTEE: GREEN ALBERT ALAN J						
2003/1308	8/31/2015	WD	Q	I	02	281,500
GRANTOR: ROGERS JEFFREY &						
GRANTEE: STEELE GEORGE III &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 S6 W8 FOP=[YR=2006] W23 S5 D3 R3 E18 N6 R2 U2 $ D2 L2 S6 W18 L3 U3 W8 D3 L3 S36 E3 S2 E9 N2 E3 N2 FOP=[YR=2006] E8 N4 W1 N3 W7 S7$ N7 E7 S3 E10 FGR=[YR=2006] S25 E5 S2 E12 N2 E5 N21 W12 N4 W10$ E10 S4 E12 N48$.

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	1,442.00	SF	4.00	4.00	100	2006	2006	3	86	4,960	
2	0910	SCRN RM L	0	100	20	12	240.00	SF	15.00	15.00	100	2014	2014	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 7,120

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