LOT 598
NORTH HAMPTON PHASE 5 PB 7/24

BREE BRAN LLC
3889 ELAYNE COURT
SEAFORD, NY 11783

2025

12-2N-27-1460-0598-0000

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	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

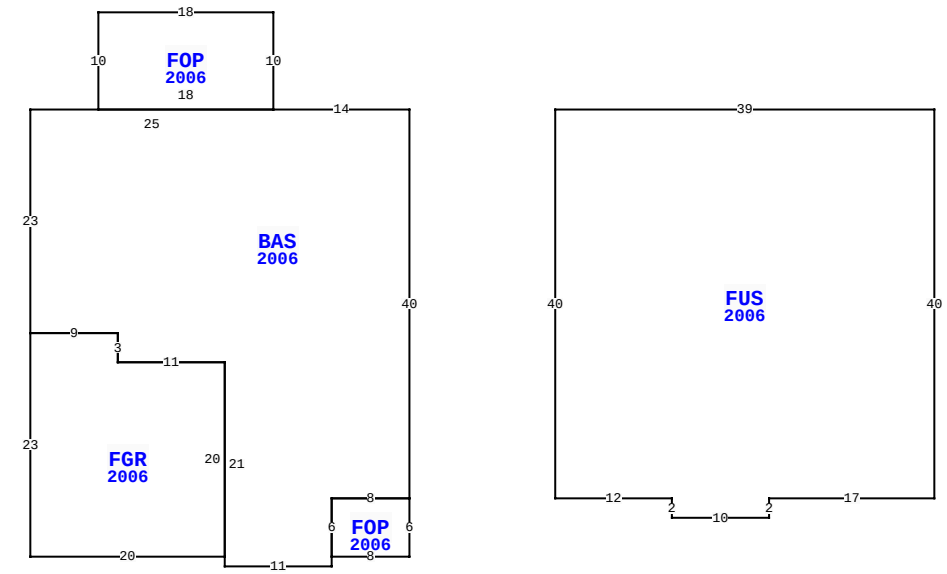
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,330	100	2006	1,330	170,531
FGR	427	55	2006	235	30,132
FOP	48	30	2006	14	1,795
FOP	180	30	2006	54	6,924
FUS	1,580	100	2006	1,580	202,586
TOTALS	3,565			3,213	411,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,213	106.7430	140.90	452,712	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 2910 HX Base Yr



85185 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	411,968
TOTAL MARKET OB/XF VALUE	7,169
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	546,637
SOH/AGL Deduction	115,944
ASSESSED VALUE	430,693
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	430,693
TOTAL JUST VALUE	546,637
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	527,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11078	MECH OTHER	0	02/01/2006
E16351	ELEC OTHER	1,900	12/01/2005
R08518	REPAIR/RRF	1,500	11/01/2005
C16501	CO ISSUED	405,514	10/01/2005
B16501	NEW CONSTR	405,514	10/01/2005
P10236	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2325/1762	11/25/2019	QC	U	I	11	100
GRANTOR: D'ALLEGRO RONNIE & MA						
GRANTEE: BREE BRAN LLC						
1780/0928	1/31/2012	WD	Q	I	01	275,000
GRANTOR: HOLLANDER TODD & RACH						
GRANTEE: D'ALLEGRO RONNIE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W14 FOP=[YR=2006] N10 W18 S10 E18$ W25 S23
FGR=[YR=2006] S23 E20 N20 W11 N3 W9$ E9 S3 E11 S21 E11 N1
FOP=[YR=2006] E8 N6 W8 S6$ N6 E8 N40$ PTR= E15 FUS=[YR=2006]
E39 S40 W17 S2 W10 N2 W12 N40$ W15$.

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	807.00	SF	5.20	5.20	100	2006	2006	3	86	3,609	
2	0504	FP-ELECTRI	0	0	0	0	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	3,560	

LAND DESCRIPTION

TOTAL OB/XF 7,169

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