LOT 602
IN OR 1709/166
NORTH HAMPTON PHASE 5 PB 7/24

SHAW JACK L JR & TIFFANY T
95224 COOK ROAD
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0602-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

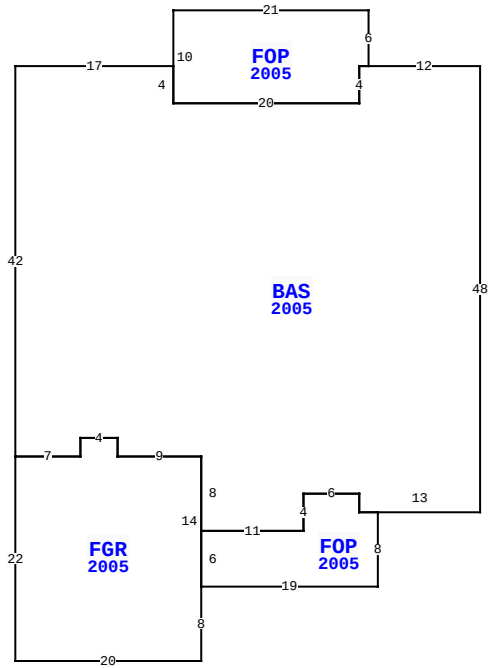
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,202	100	2005	2,202	309,703
FGR	448	55	2005	246	34,599
FOP	142	30	2005	43	6,048
FOP	206	30	2005	62	8,720
TOTALS	2,998			2,553	359,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,553	117.7344	155.41	396,762	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 0% - 0 Heated Area: 2202 HX Base Yr



85135 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	359,070
TOTAL MARKET OB/XF VALUE	6,007
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	492,577
SOH/AGL Deduction	97,491
ASSESSED VALUE	395,086
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	395,086
TOTAL JUST VALUE	492,577
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509923	H/AC	0	06/01/2005
E0515208	ELEC OTHER	1,900	06/01/2005
P0509513	OTHER	0	05/01/2005
R0507590	REPAIR/RRF	1,500	05/01/2005
B0515168	NEW CONSTR	163,504	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1709/0166	11/05/2010	WD	U	I	12	178,500
GRANTOR: POZZETTA JAMES						
GRANTEE: SHAW JACK L JR & TI						
1355/0664	10/04/2005	WD	Q	I		360,100
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: POZZETTA JAMES						

BUILDING NOTES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	0	0	0	670.00	SF	5.20	5.20	100	2005	2005	3	84	2,927	

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FOP=[YR=2005] N6 W21 S10 E20 N4 E1$ W1 S4 W20 N4 W17 S42 FGR=[YR=2005] S22 E20 N8 FOP=[YR=2005] E19 N8 W2 N2 W6 S4 W11 S6$ N14 W9 N2 W4 S2 W7$ E7 N2 E4 S2 E9 S8 E11 N4 E6 S2 E13 N48$.

LAND DESCRIPTION

TOTAL OB/XF 6,007

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