LOT 604
NORTH HAMPTON PHASE 5 PB 7/24

85113 SAGAPONACK DRIVE LAND TRUST/BOOTH PETER SCOT
85113 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0604-0000

BUILDING CHARACTERISTICS

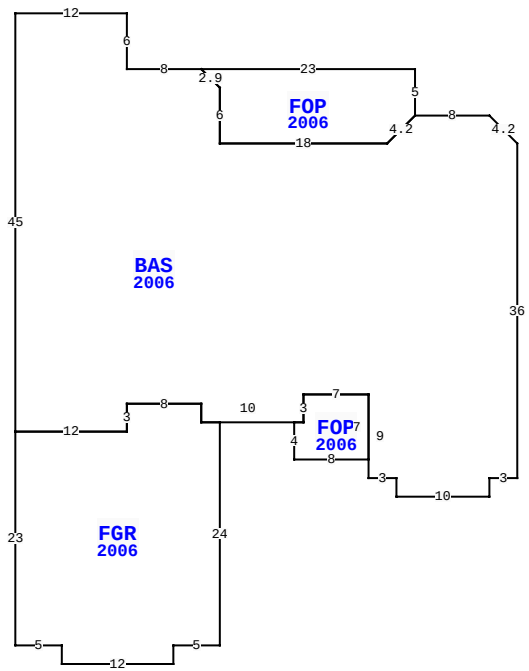
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,990	100	2006	1,990	285,815
FGR	556	55	2006	306	43,949
FOP	53	30	2006	16	2,298
FOP	166	30	2006	50	7,182
TOTALS	2,765			2,362	339,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,362	119.5698	157.83	372,794	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 1990 HX Base Yr 2020



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

85113 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		339,243
TOTAL MARKET OB/XF VALUE		5,554
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		472,297
SOH/AGL Deduction		188,934
ASSESSED VALUE		283,363
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,641
TOTAL JUST VALUE		472,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		456,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15517	NEW CONSTR	305,965	02/28/2006
E16293	ELEC OTHER	1,950	12/01/2005
M10658	MECH OTHER	0	11/01/2005
P10092	OTHER	0	09/01/2005
R07845	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2744/1881	10/13/2024	SW	U	I	11	100
GRANTOR: BOOTH PETER E & CLAUD						
GRANTEE: 85113 SAGAPONACK DR						
2302/0149	8/21/2019	WD	Q	I	02	314,000
GRANTOR: SCHMIDT ALLAN LIN						
GRANTEE: BOOTH PETER E & CLA						

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 S45 FGR=[YR=2006] S23 E5 S2 E12 N2 E5 N24 W2 N2 W8 S3 W12$ E12 N3 E8 S2 E10 FOP=[YR=2006] S4 E8 N7 W7 S3 W1$ E1 N3 E7 S9 E3 S2 E10 N2 E3 N36$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
2	0812	CONCRETE C	0	100	0	0	1,097.00	SF	4.00	4.00	100	2006	2006	3	86	3,774	

LAND DESCRIPTION

TOTAL OB/XF 5,554

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