LOT 607
IN OR 1613/431
NORTH HAMPTON PHASE 5 PB 7/24

HAYES JACKIE & KATHY
85073 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0607-0000

BUILDING CHARACTERISTICS

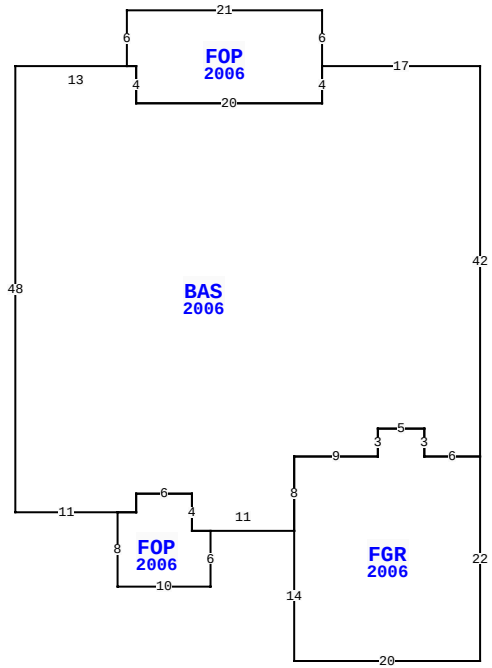
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,195	100	2006	2,195	300,057
FGR	455	55	2006	250	34,175
FOP	88	30	2006	26	3,554
FOP	206	30	2006	62	8,476
TOTALS	2,944			2,533	346,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,533	113.8032	150.22	380,507	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2025 Heated Area: 2195 HX Base Yr 2025



85073 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		346,261
TOTAL MARKET OB/XF VALUE		4,048
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		477,809
SOH/AGL Deduction		0
ASSESSED VALUE		477,809
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		427,087
TOTAL JUST VALUE		477,809
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15725	NEW CONSTR	310,520	02/22/2006
M10806	MECH OTHER	0	12/01/2005
P10252	OTHER	0	10/01/2005
E15528	ELEC OTHER	2,000	08/01/2005
R08005	REPAIR/RRF	1,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1613/0431	3/27/2009	WD	U	I	12	178,000
GRANTOR: AMERICAN HOME MORTGAG						
GRANTEE: HAYES JACKIE & KATH						
1598/0701	12/23/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: AMERICAN HOME MTGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] N6 W21 S6 E1 S4 E20 N4$ S4 W20 N4 W13 S48 E11 FOP=[YR=2006] S8 E10 N6 W2 N4 W6 S2 W2$ E2 N2 E6 S4 E11 FGR=[YR=2006] S14 E20 N22 W6 N3 W5 S3 W9 S8$ N8 E9 N3 E5 S3 E6 N42$.

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	0810	CONCRETE A	0	100	40	16	640.00	SF	6.50	6.50	100	2006	2006	3	86	3,578	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	2006	2006	3	86	470	

LAND DESCRIPTION

TOTAL OB/XF 4,048

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