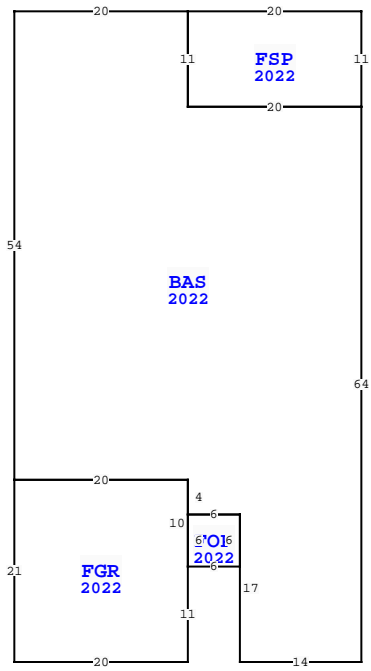




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	03	MASONRY	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	4077.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,258	100	2022
FGR	420	55	2022
FOP	36	30	2022
FSP	220	40	2022
TOTALS	2,934		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,588	117.7344	117.73	304,685	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2024										Heated Area: 2258	HX Base Yr 2024



NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,162
TOTAL MARKET OB/XF VALUE		55,766
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		433,928
SOH/AGL Deduction		336
ASSESSED VALUE		433,592
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,870
TOTAL JUST VALUE		433,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004645	POOL ENCL	21,796	04/11/2023
23000164	SWIM POOL	87,382	01/05/2023
22015652	CO ISSUED	0	10/19/2022
21015931	NEW CONSTR	367,382	11/16/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2599/0044	10/24/2022	SW	Q	I	02	466,400
GRANTOR: LENNAR HOMES LLC						
GRANTEE: SCHOEMAN CARLTON L						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

EXTRA FEATURES															BLD DATE		LGL DATE		
L N	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	INC DATE	AG DATE
1	0855	CONC PAVER	0	100	0	0	582.00	SF	10.00	10.00	100	2022	2022	3	99	5,762		03/06/2023	06/13/2023
2	0861	POOL GUNIT	0	100	23	12	276.00	SF	85.00	85.00	100	2024	2023		98	22,991			
3	0911	SCRN RM A	0	100	35	30	1,050.00	SF	17.50	17.50	100	2024	2023		97	17,824			
4	0811	CONCRETE B	0	100	0	0	1,394.00	SF	5.20	5.20	100	2024	2023		100	7,249			
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940			

BUILDING NOTES	
85268 SAGAMORE CT, FERNANDINA BEACH	

BUILDING DIMENSIONS	
BAS=[YR=2022;ORIG=-20,0] W20 S54 E20 S4 E6 S17 E14 N64 W20 N11 \$	
FGR=[YR=2022;ORIG=-40,54] S21 E20 N11 N10 W20 \$	
FSP=[YR=2022;ORIG=0,0] W20 S11 E20 N11 \$	
FOP=[YR=2022;ORIG=-20,64] E6 N6 W6 S6 \$	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							