

LOT 26
HAMPTON LAKES PHASE V-A
OR 2409/1745

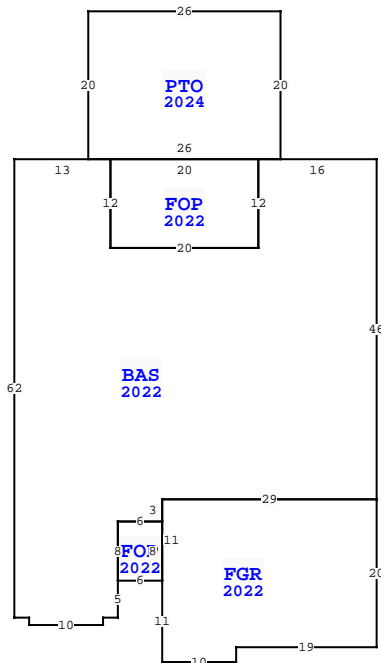
FRAZIER GREGORY A & KAREN L
85249 SAGAMORE COURT
FERNANDINA BEACH, FL 32034

2025

13-2N-27-0724-0026-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,708	117.7344	117.73	318,813	2022	2022	0	0	0.50	99.50		
1 SINGLE FAM - 100% - 2024 Heated Area: 2266 HX Base Yr 2024													



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2022	2,266	265,442
FGR	600	55	2022	330	38,657
FOP	48	30	2022	14	1,640
FOP	240	30	2022	72	8,435
PTO	520	5	2024	26	3,046
TOTALS	3,674			2,708	317,219

EXTRA FEATURES

85249 SAGAMORE CT, FERNANDINA BEACH

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
1	0855	CONC PAVER	0	100	0	786.00	SF	10.00	10.00	100	2022	2022	3	99	7,781	
2	0911	SCRN RM A	0	100	26	520.00	SF	17.50	17.50	100	2024	2023		97	8,827	

TOTAL OB/XF 16,608

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		317,219	
TOTAL MARKET OB/XF VALUE		16,608	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		408,827	
SOH/AGL Deduction		2,526	
ASSESSED VALUE		406,301	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		355,579	
TOTAL JUST VALUE		408,827	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009313	20X26 SCR N ENCL	17,284	07/20/2023
22018539	CO ISSUED	0	12/16/2022
22002103	NEW CONSTR	381,531	02/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1292	11/25/2022	SW	Q	I	02	433,000

GRANTOR: LENNAR HOMES LLC
GRANTEE: FRAZIER GREGORY ALL
2583/1037 8/08/2022 WD Q V 05 1,154,700
GRANTOR: AG ESSENTIAL HOUSING
GRANTEE: LENNAR HOMES LLC

BUILDING NOTES
BAS=[YR=2022;ORIG=0,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 \$ FGR=[YR=2022;ORIG=-29,57] S11 E10 N2 E19 N20 W29 S11 \$ FOP=[YR=2022;ORIG=-16,0] W20 S12 E20 N12 \$ FOP=[YR=2022;ORIG=-35,57] E6 N8 W6 S8 \$ PTO=[YR=2024;ORIG=-13,0] W26 N20 E26 S20 \$

BUILDING DIMENSIONS
BAS=[YR=2022;ORIG=0,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 \$ FGR=[YR=2022;ORIG=-29,57] S11 E10 N2 E19 N20 W29 S11 \$ FOP=[YR=2022;ORIG=-16,0] W20 S12 E20 N12 \$ FOP=[YR=2022;ORIG=-35,57] E6 N8 W6 S8 \$ PTO=[YR=2024;ORIG=-13,0] W26 N20 E26 S20 \$