LOT 182
IN OR 2044/1941
NORTH HAMPTON PHASE 1 PB 6/215

PREUSS WILLIAM J & HAZEL
86103 SHELTER ISLAND DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0182-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

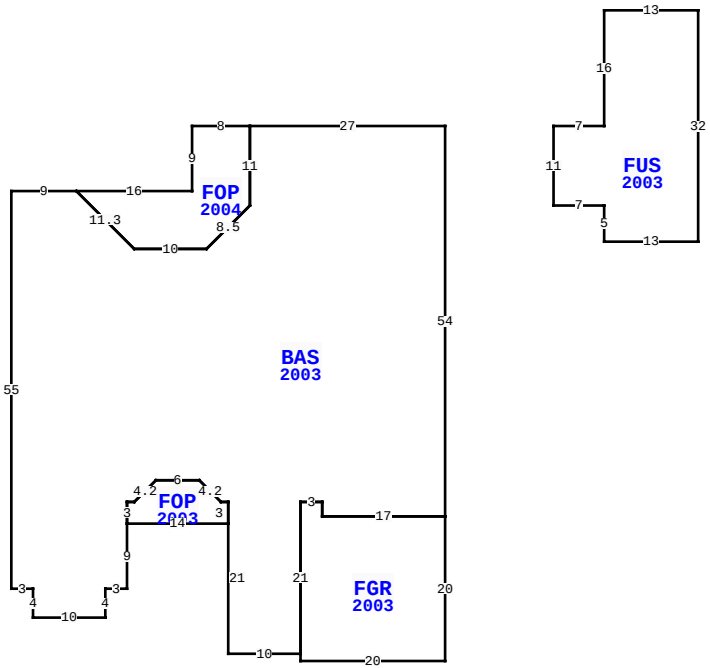
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	3,130	100	2003	3,130	401,475
FGR	406	55	2003	223	28,604
FOP	69	30	2003	21	2,694
FOP	214	30	2004	64	8,209
FUS	493	100	2003	493	63,235
TOTALS	4,312			3,931	504,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,931	103.6800	144.12	566,536	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 0% - 2026 Heated Area: 3623 HX Base Yr



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

85047 SAG HARBOR CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	504,217
TOTAL MARKET OB/XF VALUE	70,159
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	701,876
SOH/AGL Deduction	0
ASSESSED VALUE	701,876
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	701,876
TOTAL JUST VALUE	701,876
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	693,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903891	SCRNENCL	10,765	04/18/2019
18009213	SWIM POOL	45,950	03/27/2019
B0311214	NEW CONSTR	273,990	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/1941	5/09/2016	WD	Q	I	01	360,000
GRANTOR: KENDALL BILLY L & FRA						
GRANTEE: PREUSS WILLIAM J &						
1610/0064	2/25/2009	WD	U	I	19	100
GRANTOR: KENDALL BILLY L & MIR						
GRANTEE: KENDALL BILLY L & F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 FOP=[YR=2004] W8 S9 W16 D8 R8 E10 R6 U6 N11$ S11 L6 D6 W10 L8 U8 W9 S55 E3 S4 E10 N4 E3 N9 FOP=[YR=2003] E14 N3 W1 U3 L3 W6 D3 L3 W1 S3$ N3 E1 U3 R3 E6 R3 D3 E1 S21 E10 FGR=[YR=2003] S1 E20 N20 W17 N2 W3 S21$ N21 E3 S2 E17 N54$ PTR=E15 FUS=[YR=2003] E7 N16 E13 S32 W13 N5 W7 N11$ W15$.

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	2003	2003	3	85	2,975	
3	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	
5	0911	SCRN RM A	0	0	0	0	1,402.00	SF	18.00	18.00	100	2019	2019	3	78	19,684	

LAND DESCRIPTION

TOTAL OB/XF 70,159

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	000135	C	RES NATURAL	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS