LOT 536
NORTH HAMPTON PHASE 5 PB 7/24

COHOE ANDREW & ELLEN O
85032 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0536-0000

BUILDING CHARACTERISTICS

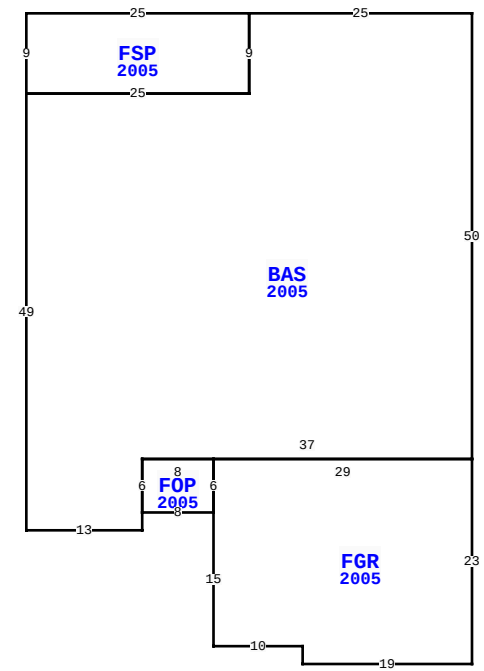
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,379	100	2005	2,379	324,270
FGR	647	55	2005	356	48,524
FOP	48	30	2005	14	1,908
FSP	225	40	2005	90	12,268
TOTALS	3,299			2,839	386,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,839	108.9600	151.45	429,967	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2025 Heated Area: 2379 HX Base Yr 2025



85032 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,970
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		517,515
SOH/AGL Deduction		0
ASSESSED VALUE		517,515
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		466,104
TOTAL JUST VALUE		517,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10176	MECH OTHER	0	08/01/2005
P09720	OTHER	0	07/01/2005
E0515222	ELEC OTHER	2,000	06/01/2005
R07420	REPAIR/RRF	5,000	04/01/2005
B14903	NEW CONSTR	230,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/897	4/26/2024	WD	Q	I	02	552,000
GRANTOR: CRAWFORD RYAN C & ROS						
GRANTEE: COHOE ANDREW & ELLE						
1913/0592	4/14/2014	WD	Q	I	01	277,000
GRANTOR: OTTINGER JOHN W & LIN						
GRANTEE: CRAWFORD RYAN C & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W25FSP=[YR=2005] W25S9E25N9$
S9W25S49E13N2FOP=[YR=2005] E8 FGR=[YR=2005] S15E10S2E19N23W29
S6$ N6 W8 S6$ N6 E37N50$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	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 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