LOT 546
NORTH HAMPTON PHASE 5 PB 7/24

MAZOYER BRIAN K & PATRICIA L
85148 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0546-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

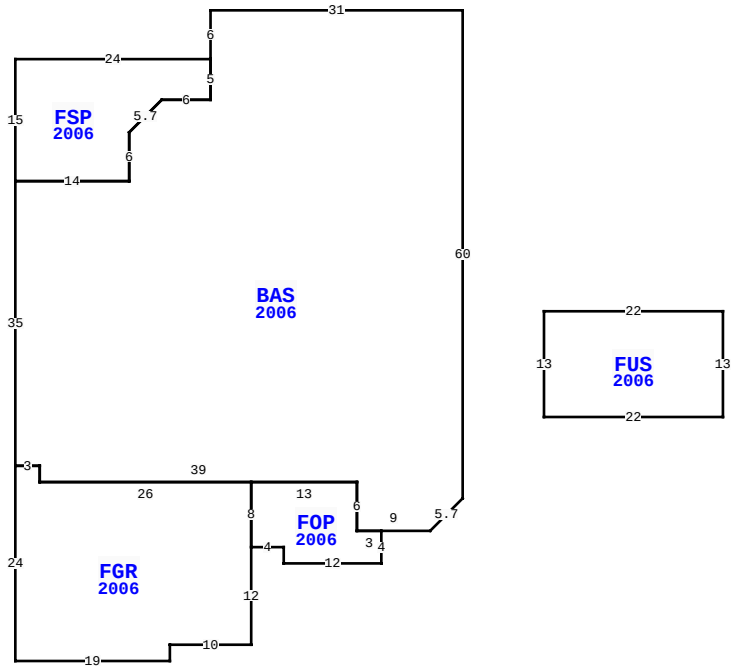
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,842	100	2006	2,842	384,182
FGR	624	55	2006	343	46,367
FOP	134	30	2006	40	5,407
FSP	268	40	2006	107	14,465
FUS	286	100	2006	286	38,662
TOTALS	4,154			3,618	489,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,618	107.4600	149.37	540,421	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2022 Heated Area: 3128 HX Base Yr 2022



85148 SAGAPONACK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		489,081
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		619,661
SOH/AGL Deduction		96,598
ASSESSED VALUE		523,063
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		471,652
TOTAL JUST VALUE		619,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		640,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002296	REPAIR/RRF	16,000	03/06/2019
P11172	OTHER	0	05/01/2006
E17108	ELEC OTHER	2,000	04/01/2006
M11360	MECH OTHER	0	04/01/2006
P10810	OTHER	0	03/01/2006
C17097	CO ISSUED	250,000	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2500/1073	9/28/2021	WD	Q	I	02	480,000
GRANTOR: KINKEAD BRAD & MICHEL						
GRANTEE: MAZOYER BRIAN K & P						
1440/1752	8/30/2006	WD	Q	I		447,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: KINKEAD BRAD & MICH						

BUILDING NOTES

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W31 S6 S5 W6 D4L4 S6 W14 S35 E3 S2 E39 S6 E9 U4R4 N60 $
FGR=[YR=2006;ORIG=-55,56] S24 E19 N2 E10 N12 N8 W26 N2 W3 $
FUS=[YR=2006;ORIG=10,37] E22 S13 W22 N13 $
FSP=[YR=2006;ORIG=-31,6] W24 S15 E14 N6 U4R4 E6 N5 $
FOP=[YR=2006;ORIG=-26,66] E4 S2 E12 N4 W3 N6 W13 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,080

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