LOT 550
IN OR 1585/20
NORTH HAMPTON PHASE 5 PB 7/24

MCGUIRE RICHARD L & LAURA A
85196 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0550-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

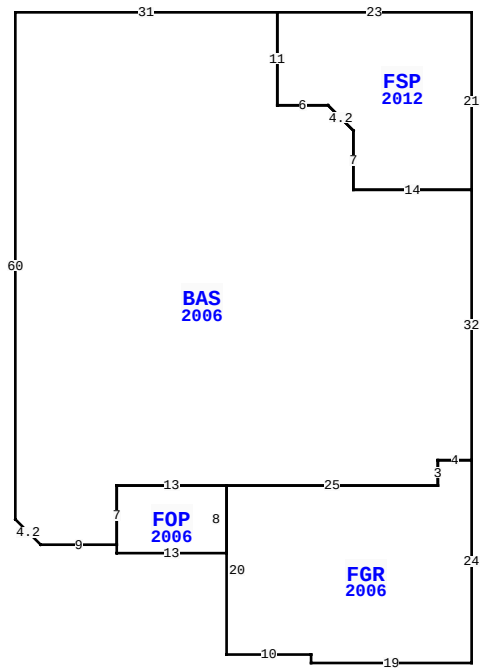
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,694	100	2006	2,694	374,439
FGR	611	55	2006	336	46,701
FOP	104	30	2006	31	4,309
FSP	398	40	2012	159	22,099
TOTALS	3,807			3,220	447,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,220	110.4920	153.58	494,528	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2009 Heated Area: 2694 HX Base Yr 2009



85196 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	05/31/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,548
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		578,128
SOH/AGL Deduction		304,223
ASSESSED VALUE		273,905
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		222,494
TOTAL JUST VALUE		578,128
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17605	ELEC OTHER	2,000	07/01/2006
M11809	MECH OTHER	0	07/01/2006
C17746	CO ISSUED	290,000	05/01/2006
P11164	OTHER	0	05/01/2006
R09288	REPAIR/RRF	5,000	05/01/2006
B17746	NEW CONSTR	290,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1585/0020	9/15/2008	QD	U	I	27	320,000
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: MCGUIRE RICHARD L &						
1585/0017	9/15/2008	WD	U	I	27	320,000
GRANTOR: ALZMANN GREGORY F						
GRANTEE: NATIONAL RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] W23 BAS=[YR=2006] W31 S60 R3 D3 E9
FOP=[YR=2006] S1 E13 N8 W13 S7 $ N7 E13 FGR=[YR=2006] S20
E10 S1 E19 N24 W4 S3 W25 $ E25 N3 E4 N32 W14 N7 U3 L3 W6
N11 $ S11 E6 D3 R3 S7 E14 N21 $.

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	2006	2006	3	88	3,080	

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