LOT 554
IN OR 2043/1455
NORTH HAMPTON PHASE 5 PB 7/24

BRYANT GERALD & MELISSA
85246 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0554-0000

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 100
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

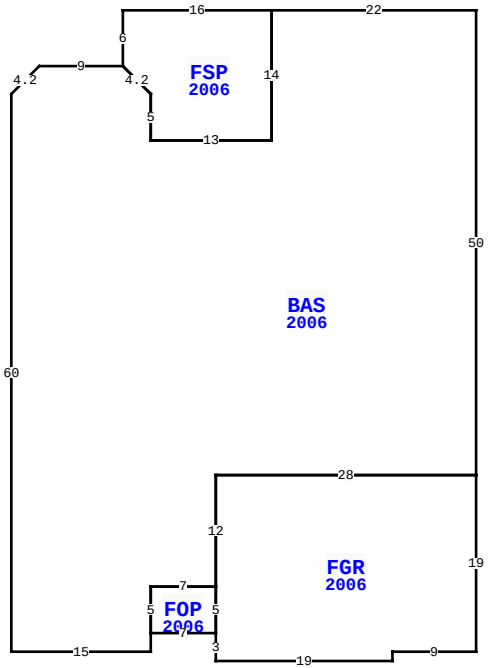
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,588	100	2006	2,588	379,474
FGR	551	55	2006	303	44,428
FOP	35	30	2006	10	1,466
FSP	205	40	2006	82	12,024
TOTALS	3,379			2,983	437,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,983	116.5600	162.02	483,306	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2017 Heated Area: 2588 HX Base Yr 2017



85246 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		437,392
TOTAL MARKET OB/XF VALUE		72,740
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		637,632
SOH/AGL Deduction		227,815
ASSESSED VALUE		409,817
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		358,406
TOTAL JUST VALUE		637,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240009708	SCREEN ENCLOSURE	10,098	08/21/2024
SP240000077	IN GROUND SWIMMIN	120,000	01/03/2024
E17808	ELEC OTHER	2,000	08/01/2006
M11812	MECH OTHER	0	07/01/2006
C17794	CO ISSUED	290,000	05/01/2006
C17794	CO ISSUED	290,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2043/1455	4/28/2016	WD	Q	I	01	336,500
GRANTOR: RICHARD MADELINE						
GRANTEE: BRYANT GERALD & MEL						
1670/1134	3/09/2010	WD	U	I	12	196,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: RICHARD MADELINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 S14 W13 N5 U3L3 W9 D3L3 S60 E15 N2 N5 E7 N12 E28 N50 $
FGR=[YR=2006;ORIG=-28,67] S3 E19 N1 E9 N19 W28 S12 S5 $
FSP=[YR=2006;ORIG=-22,0] W16 S6 D3R3 S5 E13 N14 $
FOP=[YR=2006;ORIG=-35,67] N5 E7 S5 W7 $
.

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	
3	0911	SCRN RM A	0	100	0	0	1,126.00	SF	18.00	18.00	100	2025	2024		97	19,660	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 72,740

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 12/26/2024 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS