

LOT 558
IN OR 1514/616
NORTH HAMPTON PHASE 5 PB 7/24

BECKER KAY R & JOHNSON W
85292 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

2026

12-2N-27-1460-0558-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	338,572
FGR	647	55	2005	356	50,665
FOP	48	30	2005	14	1,993
FSP	225	40	2005	90	12,809
TOTALS	3,299			2,839	404,038

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,839	113.7600	158.13	448,931	2005	2005	0	0
1 SNGL FAM 100% - 2009 Heated Area: 2379 HX Base Yr 2009									

85292 SAGAPONACK DR, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE									
XF DATE									
INC DATE									
LAND DATE									
AG DATE									

TOTAL OB/XF									
3,045									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					404,038				
TOTAL MARKET OB/XF VALUE					3,045				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					534,583				
SOH/AGL Deduction					277,324				
ASSESSED VALUE					257,259				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					205,848				
TOTAL JUST VALUE					534,583				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					540,224				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M09959	MECH OTHER	0	07/01/2005
E0515218	ELEC OTHER	0	06/01/2005
E0514905	ELEC OTHER	2,000	05/01/2005
P0509460	OTHER	0	05/01/2005
B14851	NEW CONSTR	260,000	03/01/2005
R07383	REPAIR/RRF	5,000	03/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1514/0616	7/23/2007	WD	Q	I		340,000	
GRANTOR: RUNKLE RALPH L & CHRI							
GRANTEE: BECKER KAY R & JOHN							
1360/1779	10/24/2005	WD	Q	I		319,800	
GRANTOR: MORRISON HOMES INC							
GRANTEE: RUNKLE RALPH L & CH							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2005] N9 W25 S9 E25\$ BAS=[YR=2005] W25 N9 W25 S50									
FGR=[YR=2005] S23 E19 N2 E10 N15 FOP=[YR=2005] E8 N6 W8 S6\$									
N6 W29\$ E37 S8 E13 N49\$.									