LOT 562
IN OR 1726/623 & OR 1904/1422
NORTH HAMPTON PHASE 5 PB 7/24

BORRAS MARITZA T
85376 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0562-0000

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	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

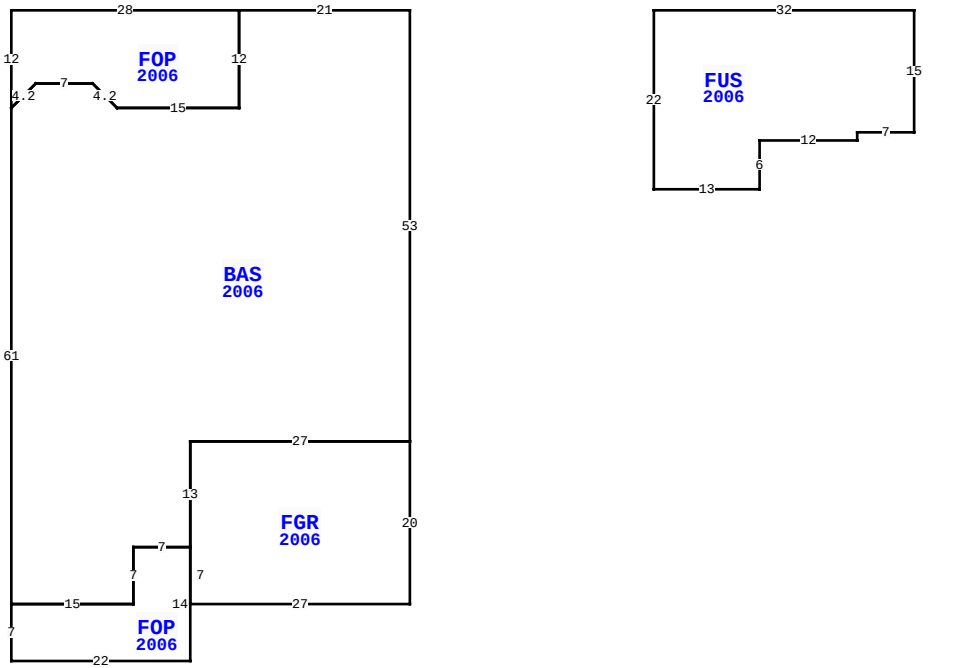
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2006	2,682	341,606
FGR	540	55	2006	297	37,829
FOP	203	30	2006	61	7,769
FOP	306	30	2006	92	11,718
FUS	583	100	2006	583	74,256
TOTALS	4,314			3,715	473,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,715	101.2500	140.74	522,849	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2018 Heated Area: 3265 HX Base Yr 2018



85376 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE
XF DATE	02/22/2007	RK	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		473,178
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		603,758
SOH/AGL Deduction		249,645
ASSESSED VALUE		354,113
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		302,702
TOTAL JUST VALUE		603,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		608,847

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11117	OTHER	0	05/01/2006
C17386	CO ISSUED	240,000	03/01/2006
R09057	REPAIR/RRF	5,000	03/01/2006
B17386	NEW CONSTR	240,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1904/1422	2/26/2014	QC	U	I	11	70,000
GRANTOR: KENNEDY PATRICK S						
GRANTEE: BORRAS MARITZA T						
1726/0623	2/17/2011	WD	U	I	11	289,900
GRANTOR: FANNIE MAE						
GRANTEE: KENNEDY PATRICK S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W28 S12 U3 R3 E7 D3 R3 E15 N12 $ S12 W15 U3 L3 W7 D3 L3 S61 FOP=[YR=2006] S7 E22 N14 W7 S7 W15 $ E15 N7 E7 FGR=[YR=2006] S7 E27 N20 W27 S13 $ N 13 E27 N53 $ PTR= E30 FUS=[YR=2006] E32 S15 W7 S1 W12 S6 W13 N22 $ W30 $.

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