LOT 563
NORTH HAMPTON PHASE 5 PB 7/24

BEST CHRISTIE LYNN & PAUL EDWARD L/E/
85386 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0563-0000

BUILDING CHARACTERISTICS

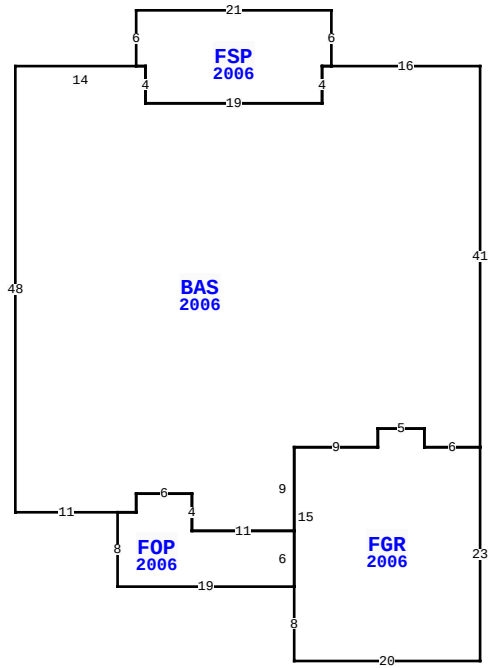
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,184	100	2006	2,184	295,924
FGR	470	55	2006	258	34,958
FOP	142	30	2006	43	5,826
FSP	202	40	2006	81	10,975
TOTALS	2,998			2,566	347,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,566	107.7120	149.72	384,182	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2024 Heated Area: 2184 HX Base Yr 2024



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

85386 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		347,685
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		475,185
SOH/AGL Deduction		0
ASSESSED VALUE		475,185
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		423,774
TOTAL JUST VALUE		475,185
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16916	ELEC OTHER	2,300	03/01/2006
M11248	MECH OTHER	0	03/01/2006
P10697	OTHER	0	02/01/2006
C16279	CO ISSUED	333,715	10/01/2005
R08366	REPAIR/RRF	1,500	10/01/2005
B16279	NEW CONSTR	333,715	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2826/478	10/30/2025	LE	U	I	11	100
GRANTOR: BEST CHRISTIE LYNN &						
GRANTEE: BLADES RYAN ANDREW						
2633/1410	4/19/2023	WD	Q	I	01	465,000
GRANTOR: STEINER FRED & LYNN T						
GRANTEE: BEST CHRISTIE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2006] N6 W21 S6 E1 S4 E19 N4 E1$ W1 S4 W19 N4 W14 S48 E11 FOP=[YR=2006] S8 E19 FGR=[YR=2006] S8 E20 N23 W6 N2 W5 S2 W9 S15$ N6 W11 N4 W6 S2 W2$ E2 N2 E6 S4 E11 N9 E9 N2 E5 S2 E6 N41$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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