LOT 566
IN OR 2029/897
NORTH HAMPTON PHASE 5 PB 7/24

MARSHALL ALLAN J & ELIZABETH K
85428 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0566-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

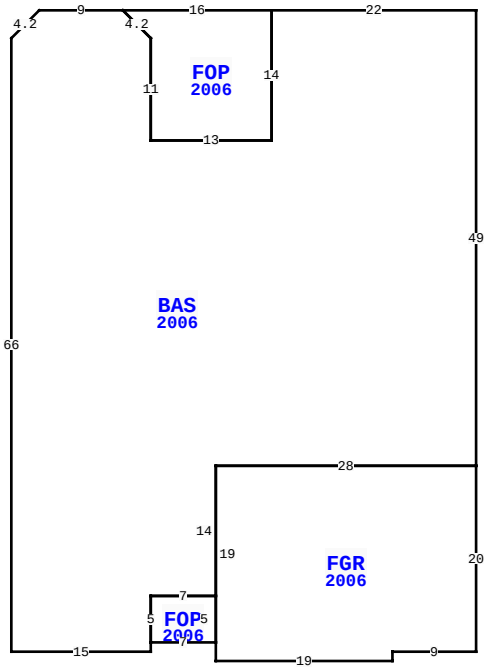
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,657	100	2006	2,657	353,306
FGR	579	55	2006	318	42,285
FOP	35	30	2006	10	1,329
FOP	187	30	2006	56	7,446
TOTALS	3,458			3,041	404,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,041	105.7080	146.93	446,814	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2017 Heated Area: 2657 HX Base Yr 2017



85428 SAGAPONACK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		404,367
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,947
SOH/AGL Deduction		221,157
ASSESSED VALUE		313,790
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,379
TOTAL JUST VALUE		534,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001209	REPAIR/RRF	14,000	01/20/2022
E16684	ELEC OTHER	2,000	02/01/2006
M10887	MECH OTHER	0	01/01/2006
P10403	OTHER	0	12/01/2005
C16248	CO ISSUED	240,000	10/01/2005
R08347	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2029/0897	2/11/2016	SW	U	I	12	289,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MARSHALL ALLAN J &						
1996/0352	8/07/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W16 D3 R3 S11 E13 N14$ S14 W13 N11 L3 U3 W9 D3 L3 S66 E15 N1 FOP=[YR=2006] E7 FGR=[YR=2006] S2 E19 N1 E9 N20 W28 S19$ N5 W7 S5$ N5 E7 N14 E28 N49$.

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