LOT 568
IN OR 2034/473
NORTH HAMPTON PHASE 5 PB 7/24

RODRIGUEZ ROBERT J & DEBORAH M JNT REV TRUST/RODRI
85454 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0568-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

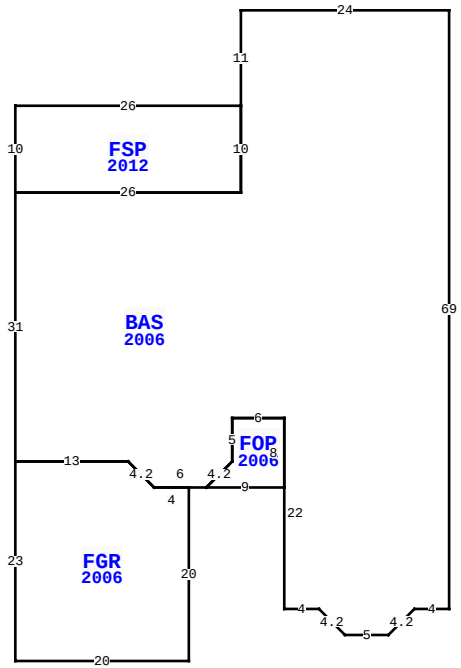
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,398	100	2006	2,398	346,926
FGR	444	55	2006	244	35,300
FOP	53	30	2006	16	2,315
FSP	260	40	2012	104	15,046
TOTALS	3,155			2,762	399,587

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,762	115.0080	159.86	441,533	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2013 Heated Area: 2398 HX Base Yr 2013



85454 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		399,587
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		530,167
SOH/AGL Deduction		276,445
ASSESSED VALUE		253,722
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		202,311
TOTAL JUST VALUE		530,167
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11171	OTHER	0	05/01/2006
E17034	ELEC OTHER	2,000	03/01/2006
M11303	MECH OTHER	0	03/01/2006
P10724	OTHER	0	02/01/2006
C16894	CO ISSUED	240,000	01/01/2006
R08771	REPAIR/RRF	5,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2034/0473	3/09/2016	WD	U	I	11	100
GRANTOR: RODRIGUEZ ROBERT J &						
GRANTEE: ROBERT J & DEBORAH						
1429/1012	7/20/2006	WD	Q	I		393,700
GRANTOR: MORRISON HOMES INC						
GRANTEE: RODRIGUEZ ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S11 FSP=[YR=2012] W26 S10 E26 N10$ S10 W26 S31 FGR=[YR=2006] S23 E20 N20 W4 L3 U3 W13$ E13 D3 R3 E6 FOP=[YR=2006] E9 N8 W6 S5 L3 D3 $ U3 R3 N5 E6 S22 E4 R3 D3 E5 U3 R3 E4 N69$.

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