LOT 570
IN OR 1423/1935
NORTH HAMPTON PHASE 5 PB 7/24

JUNAK GEORGE M TRUSTEE
85478 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0570-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

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	15	HARDTILE 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

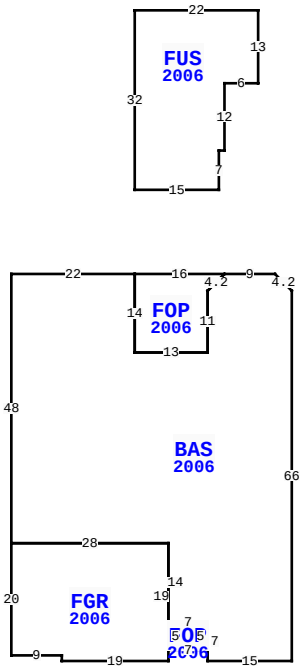
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,622	100	2006	2,622	341,082
FGR	579	55	2006	318	41,367
FOP	35	30	2006	10	1,300
FOP	187	30	2006	56	7,284
FUS	583	100	2006	583	75,839
TOTALS	4,006			3,589	466,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,589	103.4100	143.74	515,883	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2008 Heated Area: 3205 HX Base Yr 2008



85478 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,874
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		596,134
SOH/AGL Deduction		309,909
ASSESSED VALUE		286,225
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		234,814
TOTAL JUST VALUE		596,134
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11170	OTHER	0	05/01/2006
M11147	TANKS/BLRS	0	03/01/2006
E16577	ELEC OTHER	2,000	01/01/2006
P10639	OTHER	0	01/01/2006
C16493	CO ISSUED	270,000	11/01/2005
R08510	REPAIR/RRF	5,000	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1935	6/28/2006	WD	Q	I		414,900
GRANTOR: MORRISON HOMES INC						
GRANTEE: JUNAK GEORGE M TRUS						
1353/1604	9/28/2005	WD	U	V	19	366,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 S48 FGR=[YR=2006] S20 E9 S1 E19 N2 FOP=[YR=2006] E7 N5 W7 S5$ N19 W28$ E28 S14 E7 S7 E15 N66 L3 U3 W9 FOP=[YR=2006] W16 S14 E13 N11 R3 U3 $ D3 L3 S11 W13 N14$ PTR=N15 FUS=[YR=2006] N32 E22 S13 W6 S12 W1 S7 W15$ S15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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