LOT 572
NORTH HAMPTON PHASE 5 PB 7/24

BARLOW JORDAN E L/E/
85498 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0572-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

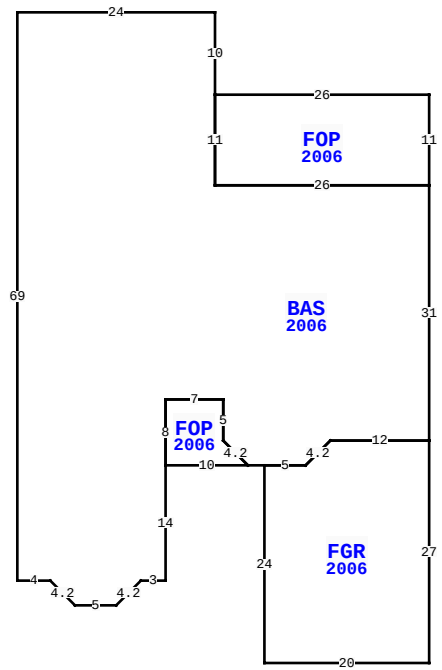
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,379	100	2006	2,379	327,234
FGR	521	55	2006	287	39,477
FOP	61	30	2006	18	2,476
FOP	286	30	2006	86	11,829
TOTALS	3,247			2,770	381,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	109.3440	151.99	421,012	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2021 Heated Area: 2379 HX Base Yr 2021



85498 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		381,016
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		511,596
SOH/AGL Deduction		187,184
ASSESSED VALUE		324,412
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		273,001
TOTAL JUST VALUE		511,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10886	MECH OTHER	0	01/01/2006
E16580	ELEC OTHER	0	01/01/2006
E16439	ELEC OTHER	2,000	12/01/2005
P10402	OTHER	240,000	12/01/2005
C16203	CO ISSUED	240,000	10/01/2005
R08328	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0196	7/12/2022	LE	U	I	11	100
GRANTOR: BARLOW JORDAN E						
GRANTEE: BARLOW JASON WARD						
2406/1607	11/02/2020	WD	Q	I	01	326,000
GRANTOR: WILLIAMS CLARENCE E &						
GRANTEE: BARLOW JORDAN E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W26 BAS=[YR=2006] N10 W24 S69 E4 R3 D3 E5 U3 R3 E3 N14 FOP=[YR=2006] E10 U3 L3 N5 W7 S8$ N8 E7 S5 R3 D3 E2 FGR=[YR=2006] S24 E20 N27 W12 L3 D3 W5$ E5 U3 R3 E12 N31 W26 N11 $ S11 E26 N11$.

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