

LOT 574
IN OR 2249/416
ESMT PT OR 1588/1839

HANLON JAMES DURWARD JR/RATLIFF WILLIAM ISHMAEL
85522 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0574-0000



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	08	SHT VINYL 70			
Interior Floo	11	CLAY TILE 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
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	2,302	100	2005	2,302	309,362
FGR	524	55	2005	288	38,704
FOP	121	30	2005	36	4,838
FOP	260	30	2005	78	10,482
TOTALS	3,207			2,704	363,385

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,704	107.4240	149.32	403,761	2005	2005	0	0	10.00	90.00
1 SNGL FAM 100% - 2020 Heated Area: 2302 HX Base Yr 2020											
The site map shows a property boundary with several internal divisions. The areas are labeled as follows: FOP 2005 (Front Office Port): A small rectangular area at the top right, with dimensions 10, 26, 10, and 26. BAS 2005 (Back Office Area): A large rectangular area in the center, with dimensions 68, 30, 24, and 18. FGR 2005 (Front Garden Room): A rectangular area at the bottom right, with dimensions 24, 27, 20, and 12. Other dimensions shown include 24, 21, 10, 26, 10, 26, 13, 7, 5, 4, 2, 4, 2, 13, 5, 12, 9, 18, and 24.											
				BLD DATE				03/29/2023		NW	
				XF DATE						LGL DATE	
										LAND DATE	