LOT 577
NORTH HAMPTON PHASE 5 PB 7/24

FIFE EDWARD I & TONI J
85473 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0577-0000

BUILDING CHARACTERISTICS

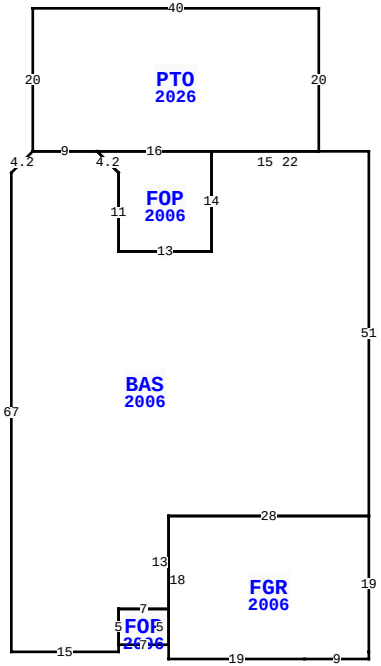
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,735	100	2006	2,735	385,211
FGR	560	55	2006	308	43,380
FOP	35	30	2006	10	1,408
FOP	187	30	2006	56	7,887
PTO	800	5	2026	40	5,634
TOTALS	4,317			3,149	443,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,149	111.9640	155.63	490,079	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2025 Heated Area: 2735 HX Base Yr 2025



85473 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,521
TOTAL MARKET OB/XF VALUE		18,560
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		589,581
SOH/AGL Deduction		0
ASSESSED VALUE		589,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		538,170
TOTAL JUST VALUE		589,581
NCON VALUE		22,433
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005182	800 SF SCRN ENCLS	26,480	05/14/2025
E16284	ELEC OTHER	2,000	12/01/2005
M10818	MECH OTHER	0	12/01/2005
P10336	OTHER	0	11/01/2005
C16301	CO ISSUED	240,000	10/01/2005
R08389	REPAIR/RRF	5,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2451/1229	4/09/2021	WD	Q	I	01	377,500
GRANTOR: BISPOTT CLEVE A						
GRANTEE: FIFE EDWARD I & TON						
1443/1472	9/11/2006	WD	U	I	07	100
GRANTOR: MORRISON HOMES INC						
GRANTEE: BISPOTT CLEVE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 S14 W13 N11 U3L3 W9 D3L3 S67 E15 N1 N5 E7 N13 E28 N51 $
FGR=[YR=2006;ORIG=-28,69] S2 E19 E9 N1 N19 W28 S18 $
FOP=[YR=2006;ORIG=-22,0] W16 D3R3 S11 E13 N14 $
FOP=[YR=2006;ORIG=-35,69] E7 N5 W7 S5 $
PTO=[YR=2026;ORIG=-47,0] N20 E40 S20 W15 W16 W9 $
.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
3	0912	SCRN RM G	0	100	40	20	800.00	SF	21.00	21.00	100	2026	2025		100	16,800	

LAND DESCRIPTION

TOTAL OB/XF 18,560

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	000134	C	RES POND	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 01/13/2026 BY KW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS