

**SCHRADER BRENDA C**  
85459 SAGONACK DRIVE  
FERNANDINA BEACH, FL 32034

**12-2N-27-1460-0578-0000**



| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                    |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY                                        |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| ELEMNT CD CONSTRUCTION                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                     |  |  |  |  |  |  |  |  |  | PAGE 1 of 1                                                   |  |  |  |  |  |  |  |  |  |
| Exterior Wall 16 WD FR STUC 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 0900 01 2,326 113.8760 158.29 368,183 2006 2006 0 0 9.50 90.50                        |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD                                         |  |  |  |  |  |  |  |  |  |
| Roof Structur 08 IRREGULAR 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 1 SNGL FAM 100% - 2019 Heated Area: 1938 HX Base Yr 2019                              |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:                                        |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 333,206                                 |  |  |  |  |  |  |  |  |  |
| Interior Wall 05 DRYWALL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 0                                    |  |  |  |  |  |  |  |  |  |
| Interior Floo 14 CARPET 60                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 127,500                             |  |  |  |  |  |  |  |  |  |
| Interior Floo 11 CLAY TILE 40                                                                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 460,706                                    |  |  |  |  |  |  |  |  |  |
| Air Condition 03 CENTRAL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 187,308                                     |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 273,398                                        |  |  |  |  |  |  |  |  |  |
| Bedrooms 4 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE HX HB 51,411                            |  |  |  |  |  |  |  |  |  |
| Bathrooms 2 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 221,987                                    |  |  |  |  |  |  |  |  |  |
| Frame 02 WOOD FRAME 100                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 460,706                                      |  |  |  |  |  |  |  |  |  |
| Stories 1. 1. 100                                                                                                                                                                                                      |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | NCON VALUE 0                                                  |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                  |  |  |  |  |  |  |  |  |  |
| Occupancy 00 NONE 100                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 467,968                               |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
| Quality 03 Quality Level 03                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | PERMIT NUM DESCRIPTION AMT ISSUED                             |  |  |  |  |  |  |  |  |  |
| DOR CODE 0100 SINGLE FAMILY                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | M11007 MECH OTHER 0 02/01/2006                                |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 04                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | E16350 ELEC OTHER 1,900 12/01/2005                            |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 4043.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | P10487 OTHER 0 12/01/2005                                     |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | C16566 CO ISSUED 326,990 11/01/2005                           |  |  |  |  |  |  |  |  |  |
| BAS 1,938 100 2006 1,938 277,623                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | B16566 NEW CONSTR 326,990 11/01/2005                          |  |  |  |  |  |  |  |  |  |
| FGR 566 55 2006 311 44,551                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | R08558 REPAIR/RRF 1,500 11/01/2005                            |  |  |  |  |  |  |  |  |  |
| FOP 53 30 2006 16 2,292                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
| FOP 166 30 2006 50 7,163                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
| PTO 218 5 2006 11 1,576                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
| TOTALS 2,941 2,326 333,206                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | SALES DATA                                                    |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 85459 SAGAPONACK DR, FERNANDINA BEACH                                                 |  |  |  |  |  |  |  |  |  | OFF RECORD Number DATE TYPE INST Q U I V I RSN CD SALE PRICE  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | 2244/0323 12/14/2018 WD Q I 01 295,000                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | GRANTOR: INGLE KENNETH C & ELI                                |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | GRANTEE: SCHRADER BRENDA C                                    |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | 2085/1834 11/21/2016 WD Q I 01 265,000                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | GRANTOR: WEMPLE GARRETT S & DA                                |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | GRANTEE: INGLE KENNETH C & E                                  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BUILDING NOTES                                                |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | BAS=[YR=2006;ORIG=0,0] W8 D3L3 W18 N6 U2L2 W8 N6 W12 S45 E15  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | N4 E8 S2 E10 N3 E7 S9 E3 S2 E8 N2 E3 N35 U3L3 \$              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | FGR=[YR=2006;ORIG=-48,34] S23 E5 S2 E12 N2 E5 N25 W2 N2 W8 S4 |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | W12 \$                                                        |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | PTO=[YR=2006;ORIG=0,0] N3 U5L8 W17 U7L6 W9 S4 E1 S6 E31 S5 E8 |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | \$                                                            |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | FOP=[YR=2006;ORIG=-8,0] N5 W23 D2R2 S6 E18 U3R3 \$            |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | FOP=[YR=2006;ORIG=-19,32] S4 E8 N7 W7 S3 W1 \$                |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                       |  |  |  |  |  |  |  |  |  | .                                                             |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 0                                                                         |  |  |  |  |  |  |  |  |  |                                                               |  |  |  |  |  |  |  |  |  |
| L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 01/01/2023 BY CD                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 |  |  |  |  |  |  |  |  |  | PRINTED 07/09/2026 BY SYS                                     |  |  |  |  |  |  |  |  |  |