



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
BAS	1,915	100
FGR	460	55
FOP	50	30
FOP	108	30
TOTALS	2,533	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,215	111.6220	155.15	343,657	2005	2005	0	0	10.00	90.00
1 SNGL FAM 100% - 2025				Heated Area: 1915				HX Base Yr 2025			
The diagram shows a property layout with three distinct areas labeled in blue: BAS 2005, FGR 2005, and FOP 2005. The overall footprint is defined by a large rectangle with dimensions 27 (top), 49 (left), 20 (bottom), and 23 (right). Inside this footprint, there are two smaller rectangular areas. The first is a large rectangle labeled BAS 2005 with dimensions 21 (top), 10 (left), 10 (bottom), and 10 (right). The second is a smaller rectangle labeled FGR 2005 with dimensions 6 (top), 5 (left), 5 (bottom), and 2 (right). The third is a small rectangle labeled FOP 2005 with dimensions 2 (top), 2 (left), 2 (bottom), and 2 (right). The diagram also shows various other dimensions and lines indicating the layout and boundaries of the property.											
BLD DATE						03/29/2023		NW		LGL DATE	
XF DATE										LAND DATE	

EXTRA FEATURES							85447 SAGAPONACK DR, FERNANDINA BEACH				INC DATE				AG DATE			
L N	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	2005	2005	3	87	3,045		
3	0911	SCRN RM A	0	100	0	0	783.00	SF	18.00	18.00	100	2005	2005	3	21	2,960		
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500		