

LOT 585
IN OR 2134/770
NORTH HAMPTON PHASE 5 PB 7/24

KRUSH TIMOTHY & KRISTINE
85369 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0585-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
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	2,582	100	2005	2,582	358,376
FGR	579	55	2005	318	44,138
FOP	35	30	2005	10	1,388
FSP	281	40	2005	112	15,546
TOTALS	3,477			3,022	419,448

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
3	0860
4	0911

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,022	110.9520	154.22	466,053	2005	2005	0	0	0	10.00
1 SNGL FAM 100% - 2018 Heated Area: 2582 HX Base Yr 2018											
85369 SAGAPONACK DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND 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	100	2005	2005	3	87	3,045	
3	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00	100	2022	2022	04	100	50,000	
4	0911	SCRN RM A	0	100	0	0		962.00	SF 18.00	100	2022	2022	3	90	15,584	

LAND DESCRIPTION		TOTAL OB/XF 68,629																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				419,448		
TOTAL MARKET OB/XF VALUE				68,629		
TOTAL LAND VALUE - MARKET				105,000		
TOTAL MARKET VALUE				593,077		
SOH/AGL Deduction				187,121		
ASSESSED VALUE				405,956		
TOTAL EXEMPTION VALUE				HX HB		51,411
BASE TAXABLE VALUE				354,545		
TOTAL JUST VALUE				593,077		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				589,217		

BUILDING DIMENSIONS	
FSP=[YR=2005] W28 BAS=[YR=2005] W22 S49 FGR=[YR=2005] S20 E9 S1 E19 N2 FOP=[YR=2005] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S7 E15 N61 U3 L3 W9 D3 L3 S5 W13 N14\$ S14 E13 N5 R3 U3 E9 D3 R3 N9\$.	