

CHUNG PATRICK ANTHONY/CHUNG JEREMY ANDREW
85259 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034-7182

12-2N-27-1460-0592-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall		16	WD FR STUC 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD								
Roof Structur		08	IRREGULAR 100		0900		01	2,336	112.6020	156.52	365,631	2006	2006		0		0	9.50	90.50	Tax Group: 4		Tax Dist:							
Roof Cover		03	COMP SHNGL 100		1 SNGL FAM		100% - 2008				Heated Area: 1959				HX Base Yr 2008				BUILDING MARKET VALUE		330,896								
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE		0								
Interior Floo		14	CARPET 70																TOTAL LAND VALUE - MARKET		127,500								
Interior Floo		11	CLAY TILE 30																TOTAL MARKET VALUE		458,396								
Air Condition		03	CENTRAL 100																SOH/AGL Deduction		239,751								
Heating Type		04	AIR DUCTED 100																ASSESSED VALUE		218,645								
Bedrooms			4 100																TOTAL EXEMPTION VALUE		HX HB WR		56,411						
Bathrooms			2 100																BASE TAXABLE VALUE		162,234								
Frame		02	WOOD FRAME 100																TOTAL JUST VALUE		458,396								
Stories		1.	1. 100																NCON VALUE		0								
Units		0	0 100																INCOME VALUE										
Occupancy		00	NONE 100																PREVIOUS YEAR MKT VALUE		463,320								
Quality		03	Quality Level 03																		PERMIT NUM		DESCRIPTION		AMT		ISSUED		
DOR CODE		0100	SINGLE FAMILY																		B0515377		NEW CONSTR		292,990		02/28/2006		
MAP NUM			MKT AREA																		M10677		MECH OTHER		0		11/01/2005		
NEIGHBORHOOD/LOC		4043.00																			P10000		OTHER		0		09/01/2005		
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															R0507741		REPAIR/RRF		1,500		06/01/2005		
BAS		1,959	100	2006	1,959	277,494															E0515207		ELEC OTHER		2,250		06/01/2005		
FGR		566	55	2006	311	44,054																							
FOP		52	30	2006	16	2,266																							
FOP		166	30	2006	50	7,083																							
TOTALS		2,743			2,336	330,896																							
EXTRA FEATURES										85259 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											
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