LOT 594
NORTH HAMPTON PHASE 5 PB 7/24

TUSO MARK A & KATHY M
85235 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0594-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

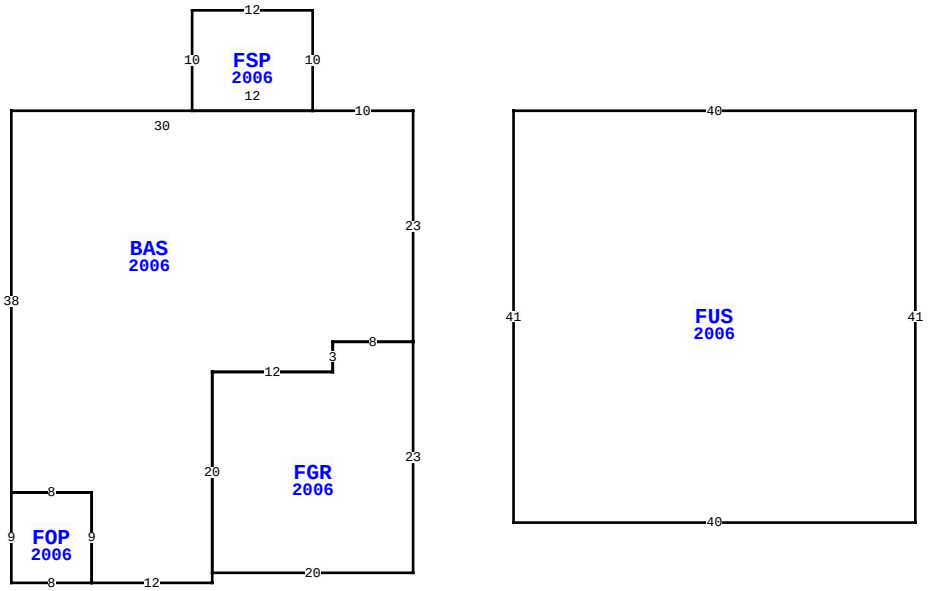
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2006	1,364	175,226
FGR	424	55	2006	233	29,932
FOP	72	30	2006	22	2,826
FSP	120	40	2006	48	6,167
FUS	1,640	100	2006	1,640	210,682
TOTALS	3,620			3,307	424,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,307	102.1200	141.95	469,429	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2024 Heated Area: 3004 HX Base Yr 2024



85235 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	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		424,833
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		552,333
SOH/AGL Deduction		103,925
ASSESSED VALUE		448,408
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		391,997
TOTAL JUST VALUE		552,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10973	OTHER	0	04/01/2006
E16686	ELEC OTHER	0	02/01/2006
C16282	CO ISSUED	370,465	10/01/2005
R08369	REPAIR/RRF	1,500	10/01/2005
B16282	NEW CONSTR	370,465	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/1510	5/04/2023	WD	Q	I	01	580,000
GRANTOR: THRIFT WILLIAM KYLE						
GRANTEE: TUSO MARK A & KATHY						
2561/1195	5/09/2022	WD	Q	I	01	482,500
GRANTOR: FAIRBANKS BRIAN B & D						
GRANTEE: THRIFT WILLIAM KYLE						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=10,0] E40 S41 W40 N41 $
BAS=[YR=2006;ORIG=0,0] W10 W30 S38 E8 S9 E12 N1 N20 E12 N3 E8 N23 $
FGR=[YR=2006;ORIG=-20,46] E20 N23 W8 S3 W12 S20 $
FSP=[YR=2006;ORIG=-10,0] N10 W12 S10 E12 $
FOP=[YR=2006;ORIG=-40,38] S9 E8 N9 W8 $
.

EXTRA FEATURES

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

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