

WELLING ROBERT F JR & MARLA J
85199 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0597-0000



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

16

WD FR STUC 90

Exterior Wall

21

STONE 10

Roof Structur

08

IRREGULAR 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floo

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4

100

Bathrooms

3

100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,617

100

2005

2,617

352,706

FGR

579

55

2005

318

42,859

FOP

35

30

2005

10

1,348

FSP

211

40

2005

84

11,321

TOTALS

3,442

3,029

408,234

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

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

LAND DESCRIPTION

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

01/13/2026

BY

KWX

Total Acres:

0.00

Total Land Value:

127,500

Market:

0

Agricultural:

0

Common:

127,500

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

3,029

107.7320

149.75

453,593

2005

2005

0

0

0

10.00

90.00

1 SNGL FAM

100% - 2007

Heated Area: 2617

HX Base Yr 2007

4

2

9

4

2

17

22

14

13

59

61

28

14

7

7

19

9

15

5

7

5

FSP

2005

BAS

2005

FGR

2005

FOP

2005

BLD DATE

03/29/2023

NW

LGL DATE

LAND DATE

AG DATE

85199 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

408,234

TOTAL MARKET OB/XF VALUE

3,045

TOTAL LAND VALUE - MARKET

127,500

TOTAL MARKET VALUE

538,779

SOH/AGL Deduction

279,760

ASSESSED VALUE

259,019

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

207,608

TOTAL JUST VALUE

538,779

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

541,573

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B250004996

GUEST SHOWER REMO

13,000

05/08/2025

20005897

ROOF

20,705

07/27/2020

E16687

ELEC OTHER

0

02/01/2006

E15709

ELEC OTHER

2,000

09/01/2005

M10251

MECH OTHER

0

09/01/2005

P09829

OTHER

0

08/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1457/1768

11/08/2006

WD

Q

I

375,000

GRANTOR:REESE LINDA & CLARA C

GRANTEE:WELLING ROBERT F JR

1383/0933

1/23/2006

WD

U

I

21

344,800

GRANTOR:MORRISON HOMES INC

GRANTEE:REESE LINDA & CLARA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W22 S14 W13 N5 U3L3 W9 D3L3 S61 E15 N1
N5 E7 N14 E28 N50 \$
FGR=[YR=2005;ORIG=-28,64] S7 E19 N1 E9 N20 W28 S14 \$
FSP=[YR=2005;ORIG=-22,0] W17 S6 E1 D3R3 S5 E13 N14 \$
FOP=[YR=2005;ORIG=-35,69] E7 N5 W7 S5 \$
.