LOT 599
NORTH HAMPTON PHASE 5 PB 7/24

ROBUSTO FAMILY LIVING TRUST/ROBUSTO DANIEL R TRUST
85173 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0599-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

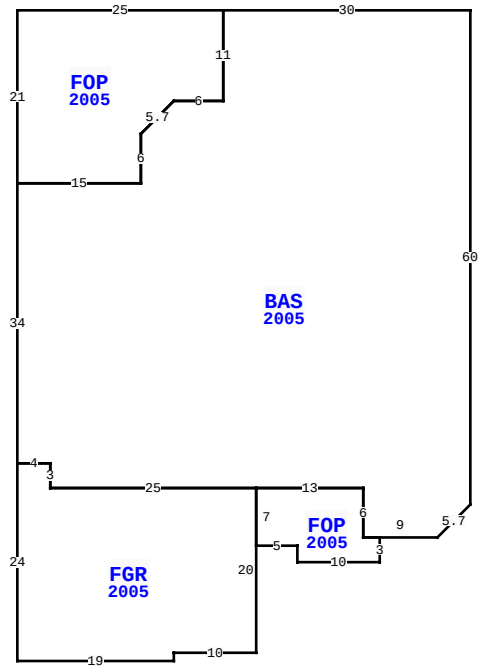
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,815	100	2005	2,815	377,441
FGR	611	55	2005	336	45,051
FOP	113	30	2005	34	4,559
FOP	433	30	2005	130	17,430
TOTALS	3,972			3,315	444,482

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,315	107.1800	148.98	493,869	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2008 Heated Area: 2815 HX Base Yr 2008



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85173 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		444,482
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		571,982
SOH/AGL Deduction		298,725
ASSESSED VALUE		273,257
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		221,846
TOTAL JUST VALUE		571,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002359	REPAIR/RRF	6,000	03/30/2020
B15669	NEW CONSTR	250,000	01/26/2006
M10575	MECH OTHER	0	11/01/2005
E15957	ELEC OTHER	2,000	10/01/2005
P10029	OTHER	0	09/01/2005
R07951	REPAIR/RRF	5,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2860/1346	4/07/2026	TD	U	I	11	100
GRANTOR: ROBUSTO SHEILA M LIVI						
GRANTEE: ROBUSTO FAMILY LIVI						
1672/0392	4/16/2010	QC	U	I	11	100
GRANTOR: ROBUSTO DANIEL R & SH						
GRANTEE: ROBUSTO SHEILA M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W30FOP=[YR=2005] W25S21E15N6 U4 R4 E6N11$S11W6 D4 L4 S6W15 S34FGR=[YR=2005] S24E19N1E10N20W25N3 W4$E4S3E25FOP=[YR=2005] S7E5S2E10N3 W2N6W13$E13S6E9 U4 R4 N60$.

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