LOT 600
NORTH HAMPTON PHASE 5 PB 7/24

CLAYTON FAMILY TRUST/CLAYTON RUSSELL TRUSTEE
85161 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0600-0000

BUILDING CHARACTERISTICS

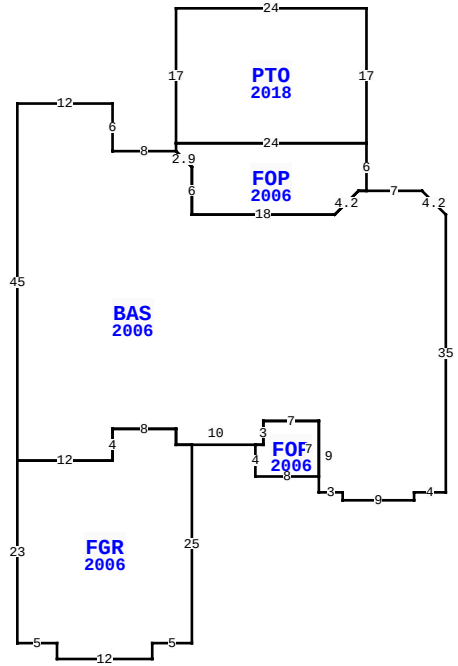
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,937	100	2006	1,937	274,377
FGR	566	55	2006	311	44,054
FOP	53	30	2006	16	2,266
FOP	195	30	2006	58	8,216
PTO	408	5	2018	20	2,833
TOTALS	3,159			2,342	331,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,342	112.6020	156.52	366,570	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2020 Heated Area: 1937 HX Base Yr 2020



85161 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,746
TOTAL MARKET OB/XF VALUE		6,662
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		465,908
SOH/AGL Deduction		179,229
ASSESSED VALUE		286,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		235,268
TOTAL JUST VALUE		465,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008709	ADDITION	8,795	01/01/2018
B15547	NEW CONSTR	296,697	02/28/2006
M10655	MECH OTHER	0	11/01/2005
P10091	OTHER	0	09/01/2005
E15532	ELEC OTHER	1,900	08/01/2005
R07861	REPAIR/RRF	1,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2386/0109	8/18/2020	WD	U	I	11	100
GRANTOR: CLAYTON RUSSELL & MAR						
GRANTEE: CLAYTON FAMILY TRUS						
2066/0600	8/13/2016	QC	U	I	11	98,600
GRANTOR: CLAYTON RUSSELL						
GRANTEE: CLAYTON RUSSELL & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] U3 L3 W7 FOP=[YR=2006] N6 PTO=[YR=2018] N17 W24 S17 E24$ W24 S1 D2 R2 S6 E18 R3 U3 E1$ W1 D3 L3 W18 N6 L2 U2 W8 N6 W12 S45 FGR=[YR=2006] S23 E5 S2 E12 N2 E5 N25 W2 N2 W8 S4 W12$ E12 N4 E8 S2 E10 FOP=[YR=2006] S4 E8 N7 W7 S3 W1$ E1 N3 E7 S9E3 S1 E9 N1 E4 N35$.

EXTRA FEATURES

LN	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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	88	1,760	
4	0911	SCRN RM A	0	100	23	16	368.00	SF	18.00	18.00	100	2018	2018	3	74	4,902	

LAND DESCRIPTION

TOTAL OB/XF 6,662

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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