

LOT 602  
IN OR 1709/166  
NORTH HAMPTON PHASE 5 PB 7/24

SHAW JACK L JR & TIFFANY T  
95224 COOK ROAD  
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0602-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 90  |
| Exterior Wall            | 21 STONE 10       |
| Roof Structure           | 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                | 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       | 2,202            | 100         | 2005 | 2,202        | 308,884              |
| FGR       | 448              | 55          | 2005 | 246          | 34,508               |
| FOP       | 142              | 30          | 2005 | 43           | 6,032                |
| FOP       | 206              | 30          | 2005 | 62           | 8,697                |
| TOTALS    | 2,998            |             |      | 2,553        | 358,120              |

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0500       |

| 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 |
|-------------|-----|-----|---|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| FP-PRE FAB  | 0   | 0   | 0 | 0 | 1.00  | UT | 3,500.00 | 3,500.00       | 100       | 2005    | 2005        | 3 | 87     | 3,045           |       |

| LAND DESCRIPTION |          |
|------------------|----------|
| L N              | USE CODE |
| 1                | 000134   |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                             |     |           |             |                |                |      |      |      |      |       |        |
|------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                           | 01  | 2,553     | 112.1280    | 155.86         | 397,911        | 2005 | 2005 | 0    | 0    | 10.00 | 90.00  |
| 1 SNGL FAM 0% - 0 Heated Area: 2202 HX Base Yr |     |           |             |                |                |      |      |      |      |       |        |
|                                                |     |           |             |                |                |      |      |      |      |       |        |

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

|                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 85135 SAGAPONACK DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 3,045       |  |  |  |  |  |  |  |  |  |  |  |

|              |      |                   |         |         |   |               |   |
|--------------|------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 0.00 | Total Land Value: | 127,500 | Market: | 0 | Agricultural: | 0 |
|--------------|------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |              | PAGE 1 of 1 | 4       |
|---------------------------|--------------|-------------|---------|
| VALUATION SUMMARY         |              | STANDARD    |         |
| VALUATION BY              | Tax Group: 4 | Tax Dist:   |         |
| BUILDING MARKET VALUE     |              |             | 358,120 |
| TOTAL MARKET OB/XF VALUE  |              |             | 3,045   |
| TOTAL LAND VALUE - MARKET |              |             | 127,500 |
| TOTAL MARKET VALUE        |              |             | 488,665 |
| SOH/AGL Deduction         |              |             | 54,070  |
| ASSESSED VALUE            |              |             | 434,595 |
| TOTAL EXEMPTION VALUE     |              |             | 0       |
| BASE TAXABLE VALUE        |              |             | 434,595 |
| TOTAL JUST VALUE          |              |             | 488,665 |
| NCON VALUE                |              |             | 0       |
| INCOME VALUE              |              |             |         |
| PREVIOUS YEAR MKT VALUE   |              |             | 492,577 |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| M0509923   | H/AC        | 0       | 06/01/2005 |
| E0515208   | ELEC OTHER  | 1,900   | 06/01/2005 |
| P0509513   | OTHER       | 0       | 05/01/2005 |
| R0507590   | REPAIR/RRF  | 1,500   | 05/01/2005 |
| B0515168   | NEW CONSTR  | 163,504 | 05/01/2005 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 1709/0166                      | 11/05/2010 | WD        | U   | I   | 12     |
| GRANTOR: POZZETTA JAMES        |            |           |     |     |        |
| GRANTEE: SHAW JACK L JR & TI   |            |           |     |     |        |
| 1355/0664                      | 10/04/2005 | WD        | Q   | I   |        |
| GRANTOR: RICHMOND AMERICAN HOM |            |           |     |     |        |
| GRANTEE: POZZETTA JAMES        |            |           |     |     |        |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS                                                                                                                                                                                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2005] W12 FOP=[YR=2005] N6 W21 S10 E20 N4 E1\$ W1 S4 W20 N4 W17 S42 FGR=[YR=2005] S22 E20 N8 FOP=[YR=2005] E19 N8 W2 N2 W6 S4 W11 S6\$ N14 W9 N2 W4 S2 W7\$ E7 N2 E4 S2 E9 S8 E11 N4 E6 S2 E13 N48\$. |  |