

LOT 605
IN OR 1996/550
NORTH HAMPTON PHASE 5 PB 7/24

KLINE GREGG A & DEBORAH J
85101 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0605-0000



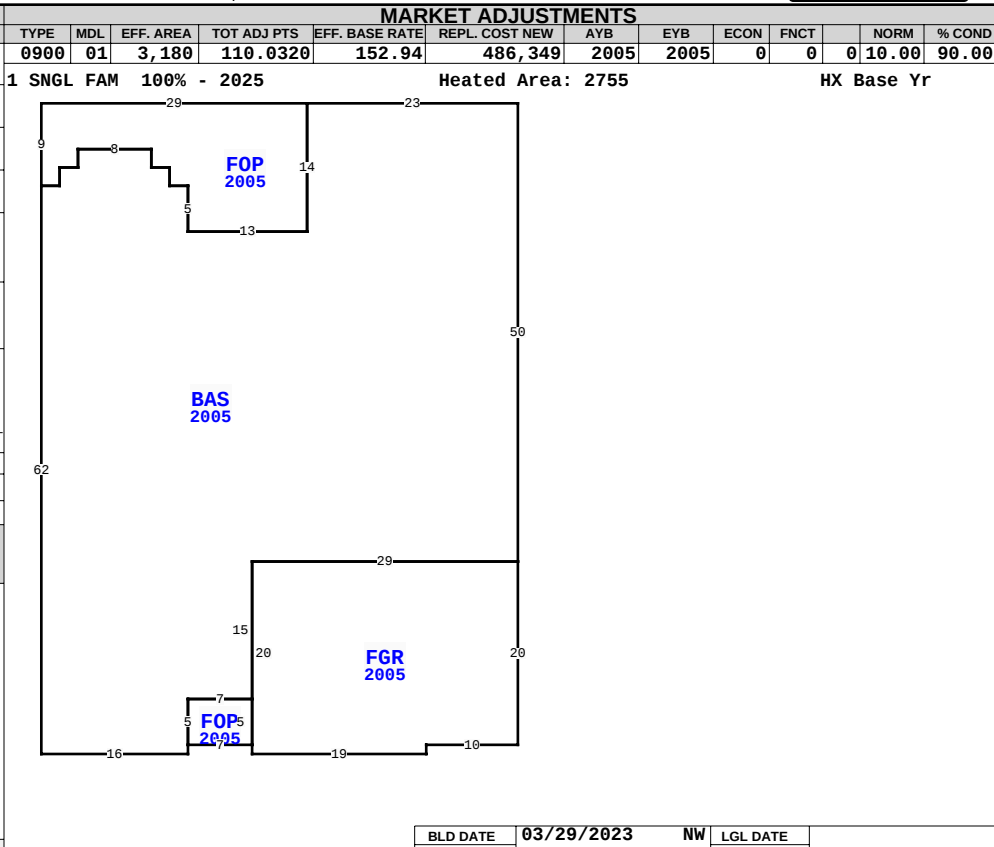
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	21 STONE 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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	2,755	100	2005	2,755	379,215
FGR	599	55	2005	329	45,285
FOP	35	30	2005	10	1,376
FOP	286	30	2005	86	11,838
TOTALS	3,675			3,180	437,714

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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION		BLD	CAP	L	W		
1	0500	FP-PRE FAB		0	100	0	0		
3	0860	POOL/SPA		0	100	0	0		
5	0911	SCRN RM A		0	100	0	0		

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000134	C	RES POND	100	



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

TOTAL OB/XF											49,703			
R	LOC	FRONT	DEPTH	TOT	UNIT	D	DP	%	TOT	UNIT	ADJ	UNIT	ADJ	LA
D	ZONE			LND	TYPE	T	TH	COND	ADJ	PRICE		PRICE		VAL
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00		127,500.00		1

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			437,714
TOTAL MARKET OB/XF VALUE			49,703
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			614,917
SOH/AGL Deduction			6,436
ASSESSED VALUE			608,481
TOTAL EXEMPTION VALUE	13		608,481
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			614,917
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			592,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17113	SWIM POOL	39,000	02/01/2006
E15707	ELEC OTHER	2,000	09/01/2005
M10351	MECH OTHER	0	09/01/2005
P09904	OTHER	0	08/01/2005
R07972	REPAIR/RRF	5,000	07/01/2005
B15692	NEW CONSTR	250,000	07/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1996/0550	8/07/2015	WD	U	I	30	355,000
GRANTOR: KLINE DONALD F						
GRANTEE: KLINE GREGG A & DEB						
1954/0400	12/18/2014	QC	U	I	11	100
GRANTOR: KLINE DONALD F & KELL						
GRANTEE: KLINE DONALD F						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2005] W23 FOP=[YR=2005] W29 S9 E2 N2 E2 N2 E8 S2 E2 S2 E2 S5 E13 N14\$ S14 W13 N5 W2 N2 W2 N2 W8 S2 W2 S2 W2 S62 E16 N1 FOP=[YR=2005] E7 FGR=[YR=2005] S1 E19 N1 E10 N20 W29 S20\$ N5 W7 S5\$ N5 E7 N15 E29 N50\$.	