LOT 606
IN OR 2053/176
NORTH HAMPTON PHASE 5 PB 7/24

KENNEDY FRANCIS M & SUSAN
85083 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0606-0000

BUILDING CHARACTERISTICS

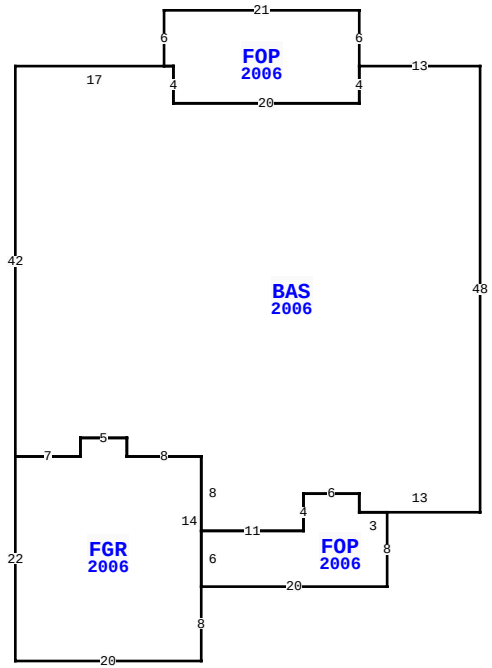
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,200	100	2006	2,200	302,333
FGR	450	55	2006	248	34,081
FOP	150	30	2006	45	6,184
FOP	206	30	2006	62	8,521
TOTALS	3,006			2,555	351,119

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,555	109.2480	151.85	387,977	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2017 Heated Area: 2200 HX Base Yr 2017



85083 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		351,119
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		478,619
SOH/AGL Deduction		193,515
ASSESSED VALUE		285,104
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		183,693
TOTAL JUST VALUE		478,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15724	NEW CONSTR	323,520	02/21/2006
E16348	ELEC OTHER	1,900	12/01/2005
M10807	MECH OTHER	0	12/01/2005
P10237	OTHER	0	10/01/2005
R08004	REPAIR/RRF	1,500	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2053/0176	6/10/2016	WD	Q	I	02	257,000
GRANTOR: LARKIN JOSEPH & MAURE						
GRANTEE: KENNEDY FRANCIS M &						
1609/0495	1/13/2009	WD	U	I	12	177,500
GRANTOR: AMERICAN HOME MORTGAG						
GRANTEE: LARKIN JOSEPH & MAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W13 FOP=[YR=2006] N6 W21 S6 E1 S4 E20 N4$ S4 W20 N4 W17 S42 FGR=[YR=2006] S22 E20 N8 FOP=[YR=2006] E20 N8 W3 N2 W6 S4 W11 S6$ N14 W8 N2 W5 S2 W7$ E7 N2 E5 S2 E8 S8 E11 N4 E6 S2 E13 N48$.

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