LOT 609
IN OR 1566/295
ESMT OR 1447/1617

EVANS CHARLES D & DIANA L
85019 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0609-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

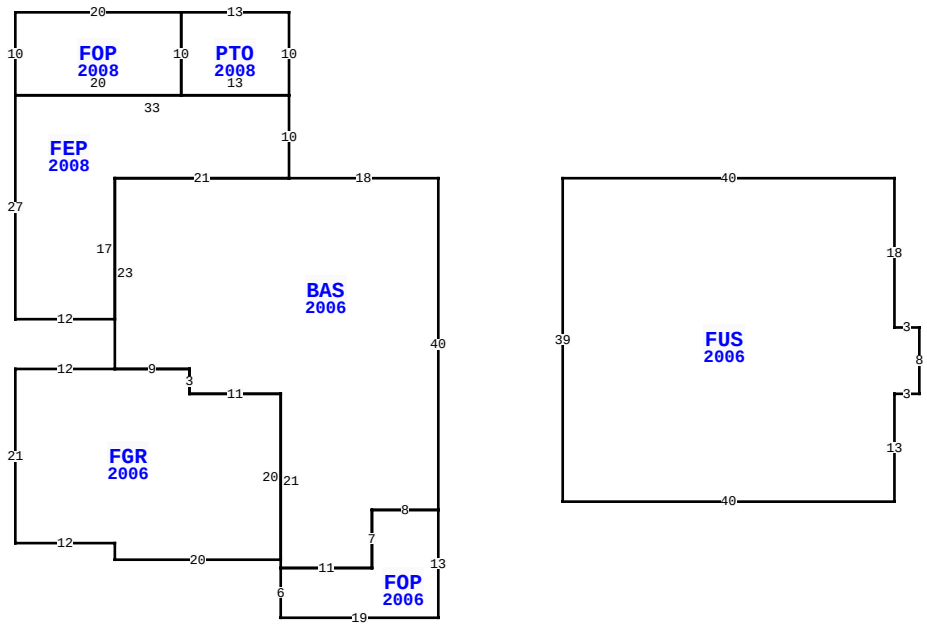
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,330	100	2006	1,330	166,392
FEP	534	80	2008	427	53,420
FGR	679	55	2006	373	46,665
FOP	170	30	2006	51	6,380
FOP	200	30	2008	60	7,506
FUS	1,584	100	2006	1,584	198,170
PTO	130	5	2008	6	750
TOTALS	4,627			3,831	479,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,831	99.4500	138.24	529,597	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2008 Heated Area: 2914 HX Base Yr 2008



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

85019 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		479,285
TOTAL MARKET OB/XF VALUE		1,760
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		608,545
SOH/AGL Deduction		352,264
ASSESSED VALUE		256,281
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,870
TOTAL JUST VALUE		608,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20832	ELEC OTHER	2,000	05/01/2008
B21011	LANAI	40,000	01/01/2008
E16349	ELEC OTHER	1,900	12/01/2005
M10808	MECH OTHER	0	12/01/2005
P10295	OTHER	0	11/01/2005
C16278	CO ISSUED	400,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/0295	5/13/2008	QC	Q	I	01	100
GRANTOR: EVANS CHARLES D & DIA						
GRANTEE: THE CHARLES & DIANA						
1502/1500	6/01/2007	WD	Q	I		404,000
GRANTOR: RICHMOND AMERICAN HOM						
GRANTEE: EVANS CHARLES D & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FEP=[YR=2008] N10 PTO=[YR=2008] N10 W13 FOP=[YR=2008] W20 S10 E20 N10$ S10 E13$ W33 S27 E12 N17 E21$ W21 S23 FGR=[YR=2006] W12 S21 E12 S2 E20 N20 W11 N3 W9$ E9 S3 E11 S21 FOP=[YR=2006] S6 E19 N13 W8 S7 W11$ E11 N7 E8 N40$ PTR= E15 FUS=[YR=2006] E40 S18 E3 S8 W3 S13 W40 N39$ W15$.

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	

LAND DESCRIPTION

TOTAL OB/XF 1,760

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