LOT 22
HAMPTON LAKES PHASE V-A
OR 2409/1745

GILMORE DAVID M & DOLORES M
85260 SAGAMORE CT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0022-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

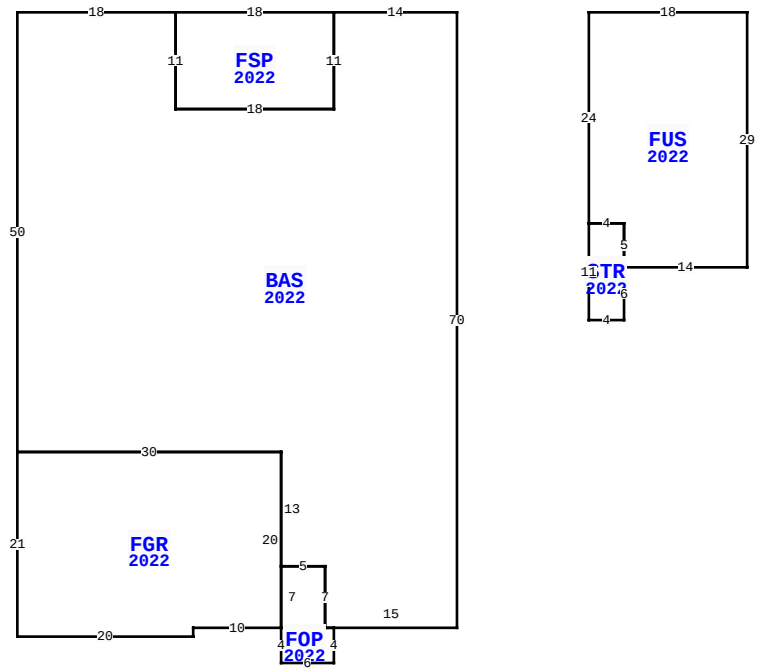
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4077.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,667	100	2022	2,667	313,856
FGR	620	55	2022	341	40,130
FOP	59	30	2022	18	2,119
FSP	198	40	2022	79	9,297
FUS	502	100	2022	502	59,076
STR	44	10	2022	4	470
TOTALS	4,090			3,611	424,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,611	113.2110	118.87	429,240	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 3169 HX Base Yr 2024



BLD DATE	03/06/2023	NW	LGL DATE
XF DATE			LAND DATE 06/13/2023 MLU
INC DATE			AG DATE

85260 SAGAMORE CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,948
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		499,948
SOH/AGL Deduction		0
ASSESSED VALUE		499,948
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		448,537
TOTAL JUST VALUE		499,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014548	CO ISSUED	0	09/23/2022
21015090	NEW CONSTR	512,774	11/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/1397	5/09/2023	WD	Q	I	02	660,000
GRANTOR: DRAPER JEREMY MADISON						
GRANTEE: GILMORE DAVID M & D						
2593/1045	9/28/2022	SW	Q	I	01	631,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: DRAPER JEREMY MADIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W14 S11 W18 N11 W18 S50 E30 S13 E5 S7 E15 N70 $
FGR=[YR=2022;ORIG=-50,50] S21 E20 N1 E10 N20 W30 $
FUS=[YR=2022;ORIG=15,0] E18 S29 W14 N5 W4 N24 $
FSP=[YR=2022;ORIG=-14,0] W18 S11 E18 N11 $
FOP=[YR=2022;ORIG=-20,70] S4 E6 N4 W1 N7 W5 S7 $
STR=[YR=2022;ORIG=19,29] S6 W4 N11 E4 S5 $
PTR=[ORIG=0,0] E15 W15 $
.

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	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS