

LOT 23
HAMPTON LAKES PHASE V-A
OR 2409/1745

SCHOEMAN CARLTON LEE SMEDLEY/LEE MARY RUTH
85268 SAGAMORE COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0023-0000



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		4 100			
Bathrooms		2 100			
Frame	03	MASONRY 100			
Stories	1.	1. 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	2,258	100	2022	2,258	276,343
FGR	420	55	2022	231	28,270
FOP	36	30	2022	11	1,346
FSP	220	40	2022	88	10,770
TOTALS	2,934			2,588	316,730

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,588	117.7344	123.62	319,929	2022	2022	0	0	0	1.00	99.00	
1 SINGLE FAM 100% - 2024 Heated Area: 2258 HX Base Yr													
85268 SAGAMORE CT, FERNANDINA BEACH													
BLD DATE 03/06/2023 NW LGL DATE 06/13/2023 MLU													
XF DATE INC DATE													

EXTRA FEATURES										85268 SAGAMORE CT, FERNANDINA BEACH				INC DATE		AG DATE	
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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2024	2023	04	100	50,000	
3	0911	SCRN RM A	0	100	35	30	1,050.00	SF	18.00	18.00	100	2024	2023		93	17,577	
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