LOT 26
HAMPTON LAKES PHASE V-A
OR 2409/1745

FRAZIER GREGORY A & KAREN L
85249 SAGAMORE COURT
FERNANDINA BEACH, FL 32034

2026

13-2N-27-0724-0026-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

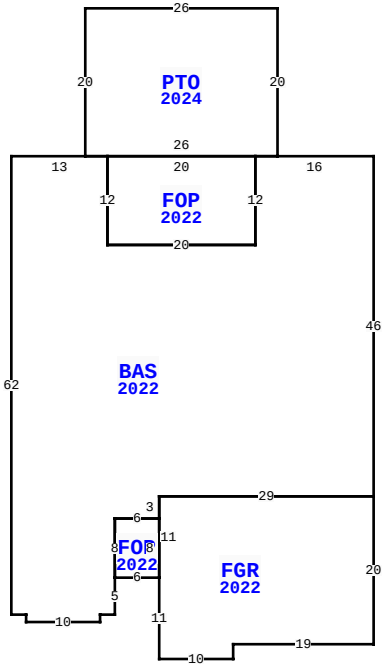
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4077.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,266	100	2022	2,266	277,322
FGR	600	55	2022	330	40,387
FOP	48	30	2022	14	1,714
FOP	240	30	2022	72	8,812
PTO	520	5	2024	26	3,182
TOTALS	3,674			2,708	331,415

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,708	117.7344	123.62	334,763	2022	2022	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2024 Heated Area: 2266 HX Base Yr 2024



85249 SAGAMORE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,415
TOTAL MARKET OB/XF VALUE		8,705
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,120
SOH/AGL Deduction		0
ASSESSED VALUE		415,120
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		363,709
TOTAL JUST VALUE		415,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009313	20X26 SCRN ENCL	17,284	07/20/2023
22018539	CO ISSUED	0	12/16/2022
22002103	NEW CONSTR	381,531	02/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2604/1292	11/25/2022	SW	Q	I	02	433,000
GRANTOR: LENNAR HOMES LLC						
GRANTEE: FRAZIER GREGORY ALL						
2583/1037	8/08/2022	WD	Q	V	05	1,154,700
GRANTOR: AG ESSENTIAL HOUSING						
GRANTEE: LENNAR HOMES LLC						

BUILDING NOTES

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
2	0911	SCRN RM A	0	100	26	20	520.00	SF	18.00	18.00	100	2024	2023		93	8,705	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W16 S12 W20 N12 W13 S62 E2 S1 E10 N1 E2 N5 N8 E6 N3 E29 N46 $
FGR=[YR=2022;ORIG=-29,57] S11 E10 N2 E19 N20 W29 S11 $
FOP=[YR=2022;ORIG=-16,0] W20 S12 E20 N12 $
FOP=[YR=2022;ORIG=-35,57] E6 N8 W6 S8 $
PTO=[YR=2024;ORIG=-13,0] W26 N20 E26 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,705

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	000100	C	RES	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 12/19/2023 BY NW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS