LOT 556
NORTH HAMPTON PHASE 5 PB 7/24

MEISBURG JOHN M JR & DENISE B
85270 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0556-0000

BUILDING CHARACTERISTICS

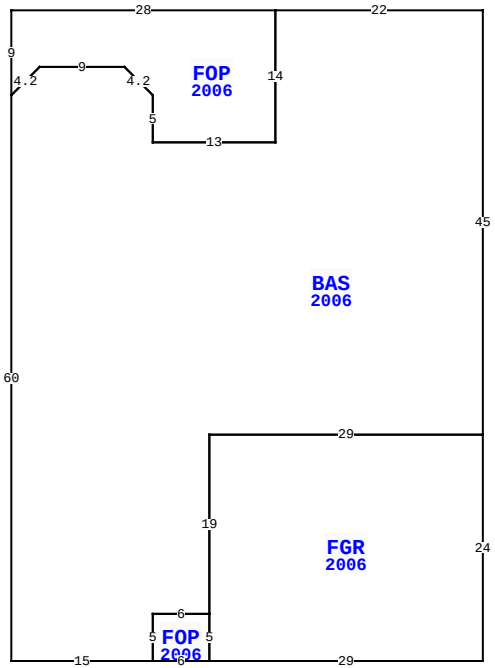
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,443	100	2,443	307,422
FGR	696	55	383	48,196
FOP	30	30	9	1,133
FOP	281	30	84	10,571
TOTALS	3,450		2,919	367,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,919	115.1829	136.78	399,261	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2022 Heated Area: 2443 HX Base Yr 2022



BLD DATE	03/29/2023 NW
XF DATE	05/31/2007 RK
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

85270 SAGAPONACK DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,320
TOTAL MARKET OB/XF VALUE		6,832
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		501,652
SOH/AGL Deduction		213,883
ASSESSED VALUE		287,769
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		237,769
TOTAL JUST VALUE		501,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009246	REPAIR/RRF	20,526	10/27/2020
M0611605	H/AC	0	06/01/2006
E17294	ELEC OTHER	2,000	05/01/2006
P11106	OTHER	0	05/01/2006
C17499	CO ISSUED	192,706	04/01/2006
B17499	NEW CONSTR	192,706	04/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2436/0665	2/19/2021	WD	Q	I	01	370,000
GRANTOR: CABLE JOHN V & LINDA						
GRANTEE: MEISBURG JOHN M JR						
2228/0620	10/03/2018	WD	Q	I	02	325,500
GRANTOR: OLMSTEAD KELLIE P & J						
GRANTEE: CABLE JOHN V & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W28 S9 U3 R3 E9 D3 R3 S5 E13 N14 $ S14 W13 N5 U3 L3 W9 D3 L3 S60 E15 FOP=[YR=2006] E6 N5 W6 S5 $ N5 E6 FGR=[YR=2006] S5 E29 N24 W29 S19 $ N19 E29 N45$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2006	2006	3	88	3,647	

LAND DESCRIPTION

TOTAL OB/XF 6,832

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	000135	C	SFR CNSVTN	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 04/25/2018 BY SBX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS