LOT 556
NORTH HAMPTON PHASE 5 PB 7/24

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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

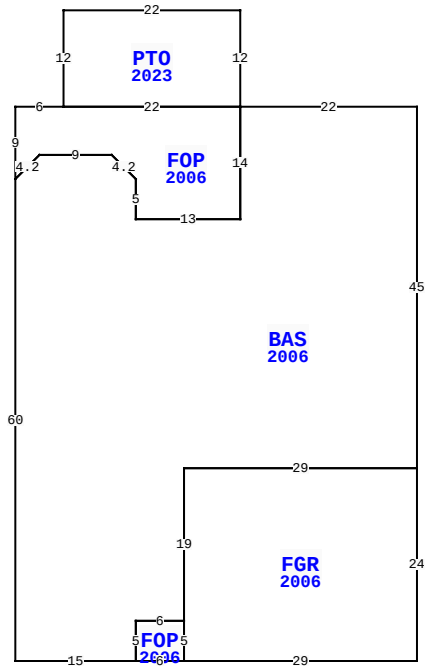
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,443	100	2006	2,443	338,005
FGR	696	55	2006	383	52,990
FOP	30	30	2006	9	1,245
FOP	281	30	2006	84	11,622
PTO	264	5	2023	13	1,799
TOTALS	3,714			2,932	405,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,932	115.1829	152.04	445,781	2006	2006	0	0	0	9.00	91.00

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



85270 SAGAPONACK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		405,661
TOTAL MARKET OB/XF VALUE		6,679
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		539,840
SOH/AGL Deduction		233,044
ASSESSED VALUE		306,796
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		256,074
TOTAL JUST VALUE		539,840
NCON VALUE		1,798
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,809

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

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	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,036.00	SF	4.00	4.00	100	2006	2006	3	86	3,564	

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W22 S14 W13 N5 U3L3 W9 D3L3 S60 E15 N5 E6 N19 E29 N45 $
FGR=[YR=2006;ORIG=-29,64] S5 E29 N24 W29 S19 $
FOP=[YR=2006;ORIG=-22,0] W22 W6 S9 U3R3 E9 D3R3 S5 E13 N14 $
FOP=[YR=2006;ORIG=-35,69] E6 N5 W6 S5 $
PTO=[YR=2023;ORIG=-22,0] W22 N12 E22 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,679

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	RES NATURAL	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS