LOT 573
IN OR 2010/1331
NORTH HAMPTON PHASE 5 PB 7/24

CAMPANELLI PETER M/POLESE LOIS M
85510 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0573-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

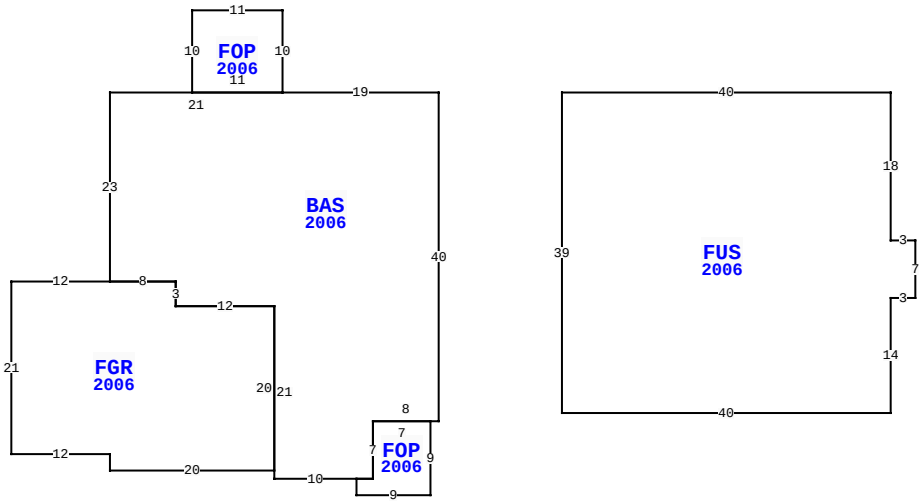
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2006	1,380	177,583
FGR	676	55	2006	372	47,871
FOP	67	30	2006	20	2,573
FOP	110	30	2006	33	4,247
FUS	1,581	100	2006	1,581	203,448
TOTALS	3,814			3,386	435,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,386	107.1294	141.41	478,814	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2016 Heated Area: 2961 HX Base Yr 2016



BLD DATE	03/29/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

85510 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		435,721
TOTAL MARKET OB/XF VALUE		4,418
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		567,639
SOH/AGL Deduction		240,128
ASSESSED VALUE		327,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,789
TOTAL JUST VALUE		567,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		546,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16543	NEW CONSTR	387,887	07/14/2006
M11469	TANKS/BLRS	0	05/01/2006
E17118	ELEC OTHER	2,100	04/01/2006
P10902	OTHER	0	03/01/2006
R08545	REPAIR/RRF	1,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2010/1331	10/19/2015	SW	Q	I	01	331,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: CAMPANELLI PETER M						
1970/1703	3/30/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W19 FOP=[YR=2006] N10 W11 S10 E11$ W21 S23
FGR=[YR=2006] W12 S21 E12 S2 E20 N20 W12 N3 W8$ E8 S3 E12 S21
E10 FOP=[YR=2006] S2 E9 N9 W7 S7 W2$ E2 N7 E8 N40$ PTR=E15
FUS=[YR=2006] E40 S18 E3 S7 W3 S14 W40 N39$ W15$.

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	0811	CONCRETE B	0	100	0	0	988.00	SF	5.20	5.20	100	2006	2006	3	86	4,418	

LAND DESCRIPTION

TOTAL OB/XF 4,418

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