LOT 587
NORTH HAMPTON PHASE 5 PB 7/24

TEUFEL JAMES
85345 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0587-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

BUILDING CHARACTERISTICS

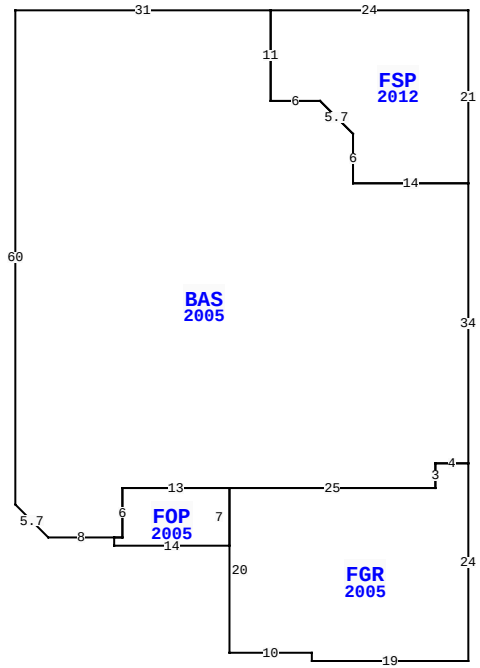
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,836	100	2005	2,836	377,005
FGR	611	55	2005	336	44,666
FOP	92	30	2005	28	3,722
FSP	412	40	2012	165	21,934
TOTALS	3,951			3,365	447,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,365	111.2832	146.89	494,285	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2023 Heated Area: 2836 HX Base Yr 2023



85345 SAGAPONACK DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		447,328
TOTAL MARKET OB/XF VALUE		6,994
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		581,822
SOH/AGL Deduction		157,969
ASSESSED VALUE		423,853
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		373,131
TOTAL JUST VALUE		581,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,568

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10252	ELEC OTHER	0	09/01/2005
E15570	ELEC OTHER	2,000	08/01/2005
P09757	OTHER	0	07/01/2005
R0507806	REPAIR/RRF	5,000	06/01/2005
B0515477	NEW CONSTR	250,000	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2603/0204	11/17/2022	WD	Q	I	01	640,000
GRANTOR: CULVER PEDER H & VICT						
GRANTEE: TEUFEL JAMES						
2046/0846	5/16/2016	WD	Q	I	01	332,500
GRANTOR: SHEARS PATRICIA M						
GRANTEE: CULVER PEDER H & VI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2012] N21W24S11E6 D4 R4 S6E14 $BAS=[YR=2005] W14N6 U4 L4 W6N11W31 S60 D4 R4 E8FOP=[YR=2005] S1E14N7W13 S6W1$E1N6E13FGR=[YR=2005] S20E10S1 E19N24W4S3W25$E25N3E4N34$.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	896.00	SF	5.20	5.20	100	2005	2005	3	84	3,914	

LAND DESCRIPTION

TOTAL OB/XF 6,994

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	000134	C	RES POND	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