LOT 608
NORTH HAMPTON PHASE 5 PB 7/24

ZEYHER JONATHAN & HOLLIE
85053 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0608-0000

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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

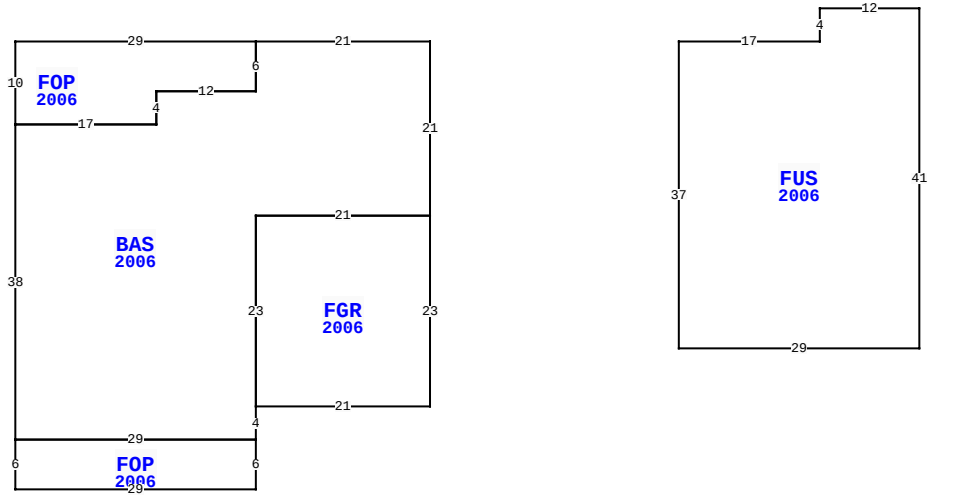
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,591	100	2006	1,591	208,426
FGR	483	55	2006	266	34,847
FOP	174	30	2006	52	6,812
FOP	242	30	2006	73	9,563
FUS	1,121	100	2006	1,121	146,855
TOTALS	3,611			3,103	406,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,103	109.0614	143.96	446,708	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 2712 HX Base Yr 2022



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

85053 SAGAPONACK DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		406,504
TOTAL MARKET OB/XF VALUE		4,119
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		538,123
SOH/AGL Deduction		138,399
ASSESSED VALUE		399,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		349,002
TOTAL JUST VALUE		538,123
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17874	ELEC OTHER	2,100	08/01/2006
M11945	MECH OTHER	0	08/01/2006
C16768	CO ISSUED	386,790	04/01/2006
B16768	NEW CONSTR	386,790	04/01/2006
R08670	REPAIR/RRF	1,500	12/01/2005
P09344	OTHER	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2472/0903	6/18/2021	WD	Q	I	01	445,000
GRANTOR: CAMPESE MATTHEW J						
GRANTEE: ZEYHER JONATHAN & H						
2067/0379	8/16/2016	SW	U	I	11	100
GRANTOR: CAMPRESE JENNIFER RAU						
GRANTEE: CAMPRESE MATTHEW J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W21 FOP=[YR=2006] W29 S10 E17 N4 E12 N6$S6 W12 S4 W17 S38 FOP=[YR=2006] S6 E29 N6 W29$ E29 N4 FGR=[YR=2006] E21 N23 W21 S23 $N23 E21 N21$ PTR=E30 FUS=[YR=2006] E17 N4 E12 S41 W29 N37$ W30$.

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	921.00	SF	5.20	5.20	100	2006	2006	3	86	4,119	

LAND DESCRIPTION

TOTAL OB/XF 4,119

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