LOT 567
NORTH HAMPTON PHASE 5 PB 7/24

BURNS BRITTANY & KYLE
85440 SAGAPONACK DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0567-0000

BUILDING CHARACTERISTICS

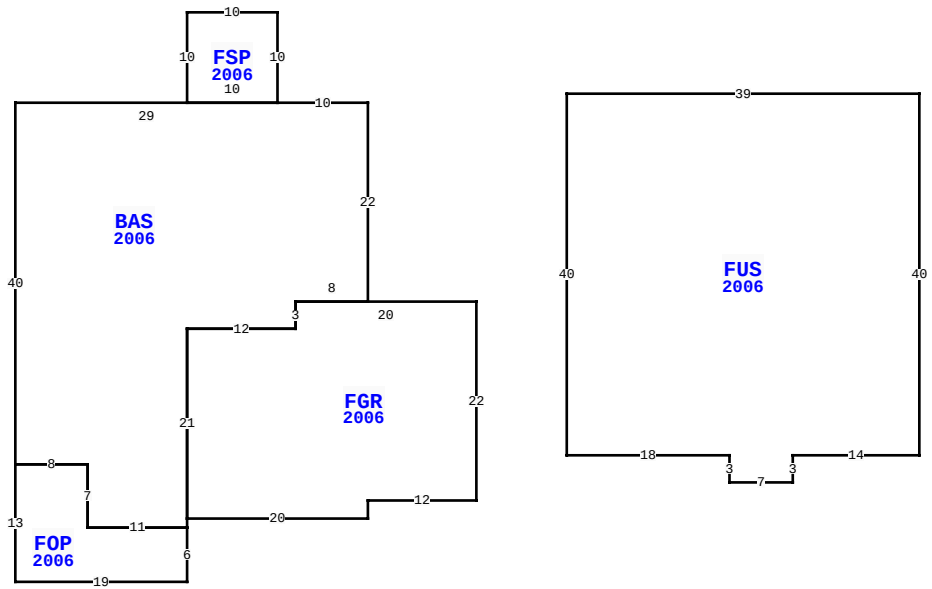
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,313	100	2006	1,313	166,955
FGR	708	55	2006	389	49,463
FOP	170	30	2006	51	6,485
FSP	100	40	2006	40	5,086
FUS	1,581	100	2006	1,581	201,033
TOTALS	3,872			3,374	429,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,374	106.9960	148.72	501,781	2006	2006	5	0	0	9.50	85.50

1 SNGL FAM 100% - 2026 Heated Area: 2894 HX Base Yr 2026



85440 SAGAPONACK DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		429,023
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		559,603
SOH/AGL Deduction		0
ASSESSED VALUE		559,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		508,192
TOTAL JUST VALUE		559,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,518

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11539	MECH OTHER	0	05/01/2006
P10900	OTHER	0	03/01/2006
C16545	CO ISSUED	405,165	11/01/2005
B16545	NEW CONSTR	405,165	11/01/2005
R08547	REPAIR/RRF	1,500	11/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2797/1318	6/30/2025	WD	Q	I	02	590,000
GRANTOR: DORMEYER MICHAEL J &						
GRANTEE: BURNS BRITTANY & KY						
2574/1043	6/27/2022	LE	U	I	11	100
GRANTOR: DORMEYER MICHAEL J &						
GRANTEE: HUBER ALEXANDRIA M						

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

BUILDING DIMENSIONS

FUS=[YR=2006;ORIG=22,39] N40 E39 S40 W14 S3 W7 N3 W18 $
BAS=[YR=2006;ORIG=0,0] W10 W29 S40 E8 S7 E11 N1 N21 E12 N3 E8 N22 $
FGR=[YR=2006;ORIG=-20,46] E20 N2 E12 N22 W20 S3 W12 S21 $
FOP=[YR=2006;ORIG=-39,40] S13 E19 N6 W11 N7 W8 $
FSP=[YR=2006;ORIG=-10,0] N10 W10 S10 E10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,080

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS