LOT 576
NORTH HAMPTON PHASE 5 PB 7/24

NEVINS JOHN & TRACY ANN
85489 SAGAPONACK DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0576-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

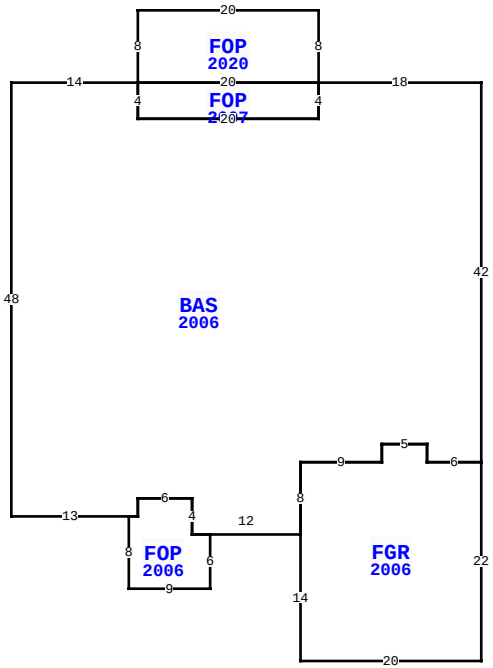
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,298	100	2006	2,298	313,306
FGR	450	55	2006	248	33,812
FOP	80	30	2006	24	3,272
FOP	80	30	2007	24	3,272
FOP	160	30	2020	48	6,544
TOTALS	3,068			2,642	360,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,642	108.3840	150.65	398,017	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2026 Heated Area: 2298 HX Base Yr 2026



85489 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		360,205
TOTAL MARKET OB/XF VALUE		55,937
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		543,642
SOH/AGL Deduction		0
ASSESSED VALUE		543,642
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		492,231
TOTAL JUST VALUE		543,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007523	REPAIR/RRF	21,424	08/20/2020
B1910532	SWIM POOL	42,980	10/04/2019
B1531043	SCRNENC	5,461	08/01/2015
M10910	MECH OTHER	0	01/01/2006
E16352	ELEC OTHER	1,900	12/01/2005
P10438	OTHER	0	12/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/703	6/27/2025	WD	Q	I	01	647,900
GRANTOR: HAMPTON DANIEL O & GI						
GRANTEE: NEVINS JOHN & TRACY						
2544/0440	3/04/2022	WD	Q	I	01	559,000
GRANTOR: BOWEN MICHAEL R & TIN						
GRANTEE: HAMPTON DANIEL O &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2020] N8 W20 S8 E20$ FOP=[YR=2007] W20 S4 E20 N4$ S4 W20 N4 W14 S48 E13 FOP=[YR=2006] S8 E9 N6 W2 N4 W6 S2 W1$ E1 N2 E6 S4 E12 FGR=[YR=2006] S14 E20 N22 W6 N2 W5 S2 W9 S8$N8 E9 N2 E5 S2 E6 N42$.

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
3	0911	SCRN RM A	0	100	20	12	240.00	SF	18.00	18.00	100	2015	2015	3	60	2,592	
6	0911	SCRN RM A	0	100	18	22	396.00	SF	18.00	18.00	100	2020	2020	3	82	5,845	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2020	2020	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 55,937

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 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