LOT 591
IN OR 1743/1647
NORTH HAMPTON PHASE 5 PB 7/24

OEHLER ALLISON R & BRADLEY M
712 TEAL AVE
CELEBRATION, FL 34747

2026

12-2N-27-1460-0591-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

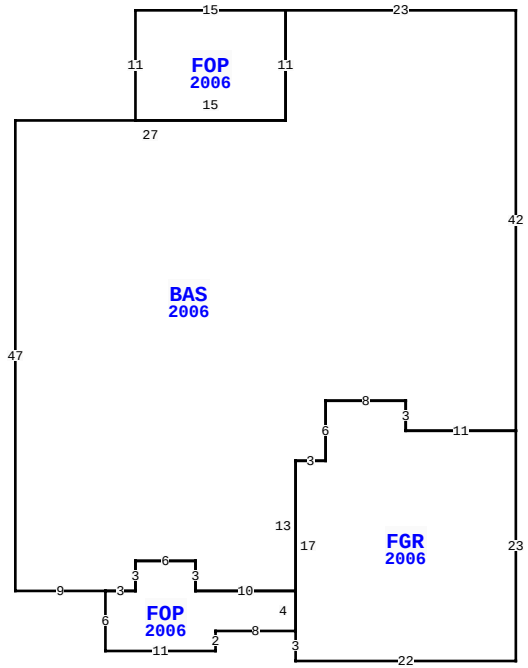
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,218	100	2006	2,218	320,885
FGR	521	55	2006	287	41,521
FOP	116	30	2006	35	5,063
FOP	165	30	2006	50	7,234
TOTALS	3,020			2,590	374,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,590	115.0080	159.86	414,037	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 0% - 0 Heated Area: 2218 HX Base Yr



85273 SAGAPONACK DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	374,703
TOTAL MARKET OB/XF VALUE	3,080
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	505,283
SOH/AGL Deduction	46,568
ASSESSED VALUE	458,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	458,715
TOTAL JUST VALUE	505,283
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	519,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003035	REPAIR/RRF	20,000	04/22/2020
E16683	ELEC OTHER	0	02/01/2006
E16285	ELEC OTHER	2,000	12/01/2005
M10651	MECH OTHER	0	11/01/2005
P10335	OTHER	0	11/01/2005
C16246	CO ISSUED	240,000	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1743/1647	6/17/2011	WD	U	I	11	156,200
GRANTOR: BAC HOME LOANS SERVIC						
GRANTEE: OEHLER ALLISON R &						
1704/1699	10/18/2010	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BAC HOME LOANS SERV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FOP=[YR=2006] W15 S11 E15 N11$ S11 W27 S47 E9 FOP=[YR=2006] S6 E11 N2 E8 FGR=[YR=2006] S3 E22 N23 W11 N3 W8 S6 W3 S17 $ N4 W10 N3 W6 S3 W3$ E3 N3 E6 S3 E10 N13 E3 N6 E8 S3 E11 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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

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	000134	C	RES POND	0		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