LOT 72
IN OR 1355/449
NORTH HAMPTON PHASE 1 PB 6/215

HASSELL ANITA A
86179 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0072-0000

BUILDING CHARACTERISTICS

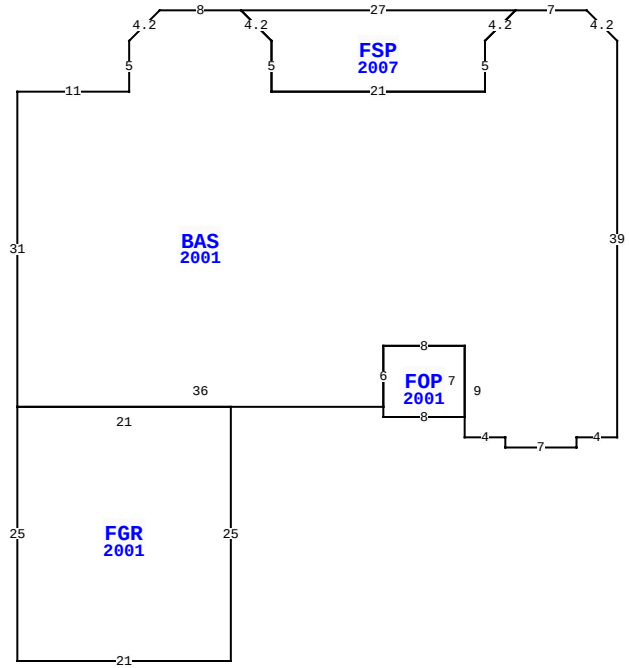
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,031	100	2,031	247,885
FGR	525	55	289	35,273
FOP	56	30	17	2,075
FSP	177	40	71	8,665
TOTALS	2,789		2,408	293,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,408	114.8364	136.37	328,379	2001	2001	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2007 Heated Area: 2031 HX Base Yr 2007



86179 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		293,899
TOTAL MARKET OB/XF VALUE		11,351
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		432,750
SOH/AGL Deduction		185,806
ASSESSED VALUE		246,944
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		191,944
TOTAL JUST VALUE		432,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0449	10/04/2005	WD	Q	I		329,900
GRANTOR: DEBENDEDET ROBERT J						
GRANTEE: HASSELL RONALD A &						
1016/1809	10/31/2001	WD	Q	I		187,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: DEBENEDET ROBERT J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] L3 U3 W7 FSP=[YR=2007] W27 D3 R3 S5 E21 N5 R3 U3 $ D3 L3 S5 W21 N5 L3 U3 W8 D3 L3 S5 W11 S31 FGR=[YR=2001] S25 E21 N25 W21$ E36 FOP=[YR=2001] S1 E8 N7 W8 S6$ N6 E8 S9 E4 S1 E7 N1 E4 N39$.

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	2001	2001	3	86	3,010	
3	0811	CONCRETE B	0	100	0	0	907.00	SF	5.20	5.20	100	2001	2001	3	82	3,867	
4	0855	CONC PAVER	0	100	0	0	300.00	SF	10.00	10.00	100	2002	2002	3	83	2,490	
5	0462	ST/AL FNC	0	100	0	0	620.00	SF	10.00	10.00	100	2002	2002	3	32	1,984	

LAND DESCRIPTION

TOTAL OB/XF 11,351

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	SFR 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 12/06/2019 BY KWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS