

LOT 73
IN OR 1689/503
NORTH HAMPTON PHASE 1 PB 6/215

SHEA JEFFREY & KAY
86181 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0073-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

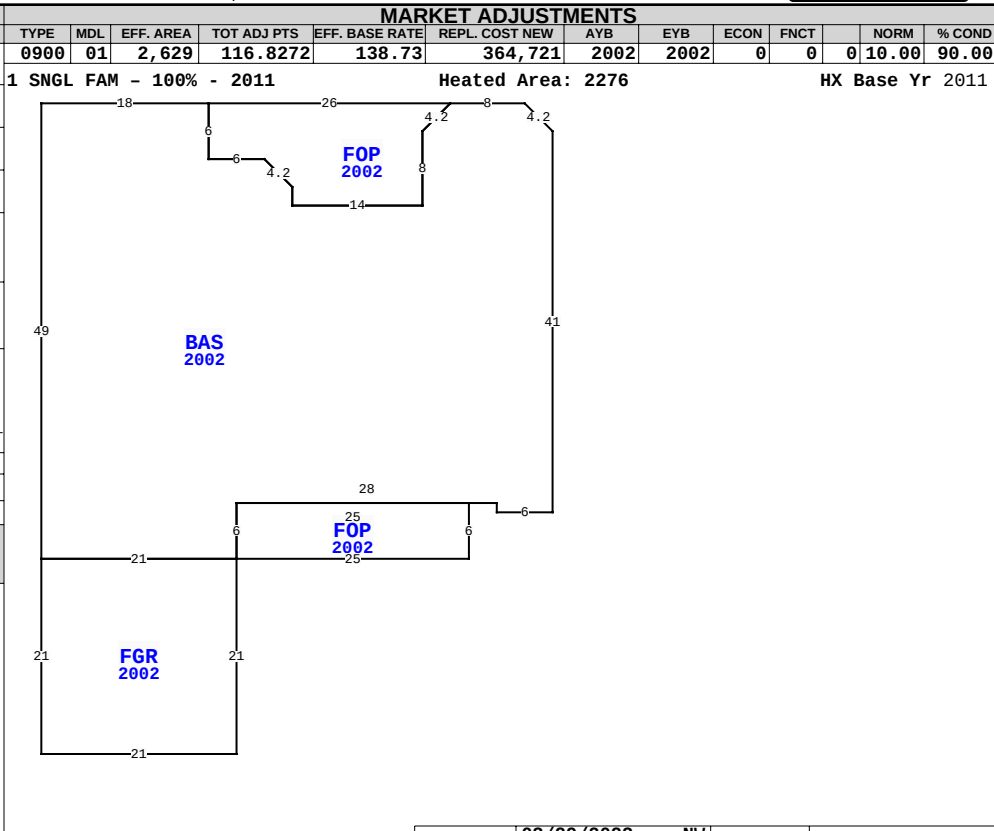
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	284,174
FGR	441	55	243	30,340
FOP	150	30	45	5,619
FOP	217	30	65	8,115
TOTALS	3,084		2,629	328,249

EXTRA FEATURES	
L N	OB/XF CODE

L N	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	2002	2002	3	87	3,045	
2	0810	CONCRETE A	0	100	0	0	876.00	SF	6.50	6.50	100	2002	2002	3	83	4,726	
3	0858	SCULP CONC	0	100	0	0	148.00	SF	13.00	13.00	100	2002	2002	3	95	1,828	
4	0910	SCRN RM L	0	100	0	0	416.00	SF	15.00	15.00	100	2005	2005	3	27	1,685	
5	0845	KOOL DECK	0	100	0	0	326.00	SF	7.25	7.25	100	2005	2005	3	87	2,056	
6	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	100	2005	2005	3	44	2,851	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000134	C	SFR POND	100	



86181 EASTPORT DR, FERNANDINA BEACH

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

TOTAL OB/XF		16,461
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			328,249
TOTAL MARKET OB/XF VALUE			16,461
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			472,210
SOH/AGL Deduction			254,918
ASSESSED VALUE			217,292
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			167,292
TOTAL JUST VALUE			472,210
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,562

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1689/0503	7/15/2010	WD	U	I	12	267,000
GRANTOR:MCCRACKEN MICHAEL E						
GRANTEE:SHEA JEFFREY & KAY						
1365/1890	11/09/2005	WD	Q	I		363,000
GRANTOR:COE STEPHEN M & CONNI						
GRANTEE:MCCRACKEN MICHAEL E						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002]	U3 L3 W8 FOP=[YR=2002] W26 S6 E6 D3 R3 S2
E14 N8 U3 R3	\$ D3 L3 S8 W14 N2 U3 L3 W6 N6 W18 S49
FGR=[YR=2002]	S21 E21 N21 W21 \$ E21 FOP=[YR=2002] E25 N6
W25 S6 \$ N6 E28 S1 E6 N41 \$	