

LOT 76
IN OR 2534/491
NORTH HAMPTON PHASE 1 PB 6/215

SMITH CRAWFORD W
86269 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	2,035	100	2,035	278,413
FGR	525	55	289	39,539
FOP	60	30	18	2,463
FSP	366	40	146	19,975

TOTALS 2,986 2,488 340,389

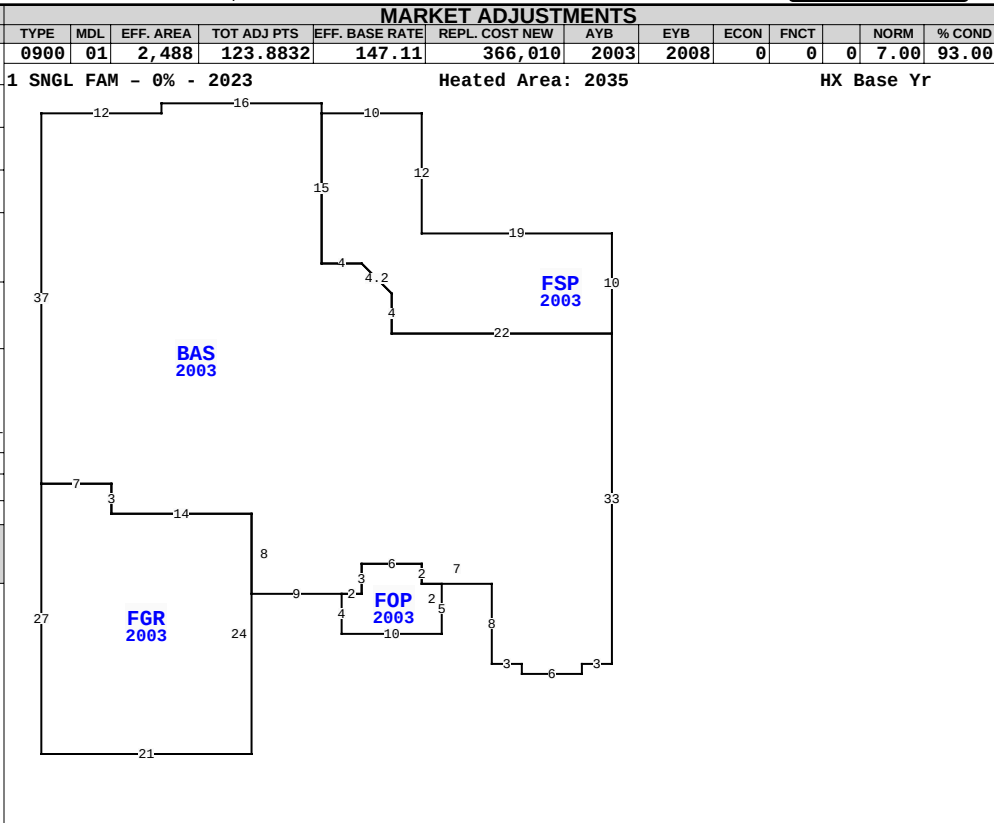
EXTRA FEATURES

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	0	0	0	1,001.00	SF	4.00	4.00	100	2003	2003	3	84	3,363	
3	0910	SCRN RM L	0	0	0	0	745.00	SF	15.00	15.00	100	2003	2003	3	22	2,459	
4	0861	POOL GUNIT	0	0	0	0	224.00	SF	85.00	85.00	100	2003	2003	3	36	6,854	
5	0845	KOOL DECK	0	0	0	0	521.00	SF	7.25	7.25	100	2003	2003	3	84	3,173	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	22	220	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	22	440	
8	0462	ST/AL FNC	0	0	0	0	1,620.00	SF	10.00	10.00	100	2003	2003	3	36	5,832	
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2003	2003	3	64	576	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	SFR CNSVTN	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 01/06/2023 BY NWA



86269 EASTPORT DR, FERNANDINA BEACH

BLD DATE 03/29/2023 NW LGL DATE

XF DATE

INC DATE

LAND DATE

AG DATE

TOTAL OB/XF 25,997																

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		340,389
TOTAL MARKET OB/XF VALUE		25,997
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		493,886
SOH/AGL Deduction		0
ASSESSED VALUE		493,886
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		493,886
TOTAL JUST VALUE		493,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,082

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310663	SWIM POOL	21,000	01/01/2003
B0210440	NEW CONSTR	160,746	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0491	1/24/2022	WD	Q	I	01	530,000
GRANTOR: BOYETT RICHARD D & DE						
GRANTEE: SMITH CRAWFORD W						
1395/0930	3/13/2006	WD	U	I	01	100
GRANTOR: BOYETT RICHARD D & DE						
GRANTEE: BOYETT RICHARD D &						

BUILDING NOTES

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BUILDING DIMENSIONS

FSP=[YR=2003] W19 N12 W10 BAS=[YR=2003] N1 W16 S1 W12 S37
FGR=[YR=2003] S27 E21 N24 W14 N3 W7\$ E7 S3 E14 S8 E9
FOP=[YR=2003] S4 E10 N5 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E7 S8 E3
S1 E6 N1 E3 N33 W22 N4 U3 L3 W4 N15 \$S15 E4 D3 R3 S4 E22
N10\$.

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