

LOT 80
IN OR 1939/1937
NORTH HAMPTON PHASE 1 PB 6/215

RAHN RONALD E & CHARLOTTE H
86327 EAST PORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0080-0000



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 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	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,152	100	2,152	268,692
FGR	462	55	254	31,713
FOP	44	30	13	1,623
FOP	359	30	108	13,485
FUS	238	100	238	29,716

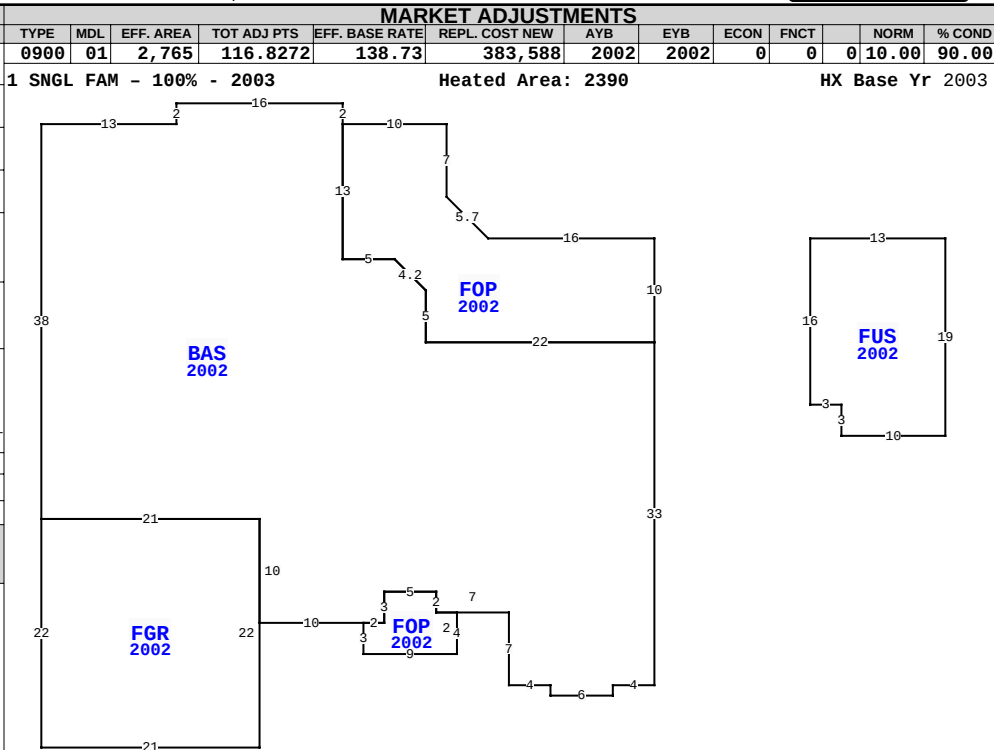
TOTALS	3,255		2,765	345,229
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EXTRA FEATURES

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	100	0	0		1.00	UT 3,500.00	3,500.00	100	2002	2002	3	87	3,045
2	0811	CONCRETE B	0	100	0	0		637.00	SF 5.20	5.20	100	2002	2002	3	83	2,749

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	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							



86327 EASTPORT DR, FERNANDINA BEACH

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

TOTAL OB/XF																5,794
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,229
TOTAL MARKET OB/XF VALUE		5,794
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		478,523
SOH/AGL Deduction		201,032
ASSESSED VALUE		277,491
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,491
TOTAL JUST VALUE		478,523
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002178	REPAIR/RRF	18,789	02/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1939/1937	9/30/2014	QC	U	I	11	100
GRANTOR: RAHN RONALD E						
GRANTEE: RAHN RONALD E & CHA						
1199/0026	12/31/2003	QC	U	I	06	100
GRANTOR: LANDMAR RESORTS INC						
GRANTEE: RAHN RONALD E						

BUILDING NOTES

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BUILDING DIMENSIONS

FOP=[YR=2002] W16 U4 L4 N7 W10 BAS=[YR=2002] N2 W16 S2 W13 S38 FGR=[YR=2002] S22 E21 N22 W21 \$ E21 S10 E10 FOP=[YR=2002] S3 E9 N4 W2 N2 W5 S3 W2 \$ E2 N3 E5 S2 E7 S7 E4 S1 E6 N1 E4 N33 W22 N5 L3 U3 W5 N13 \$ S13E5 D3 R3 S5 E22 N10 \$ PTR= E15 FUS=[YR=2002] E13 S19 W10 N3 W3 N16 \$ W15 \$.