

LOT 81
IN OR 1293/668
NORTH HAMPTON PHASE 1 PB 6/215

LITTLE NORMAN & BETH
86333 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0081-0000



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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

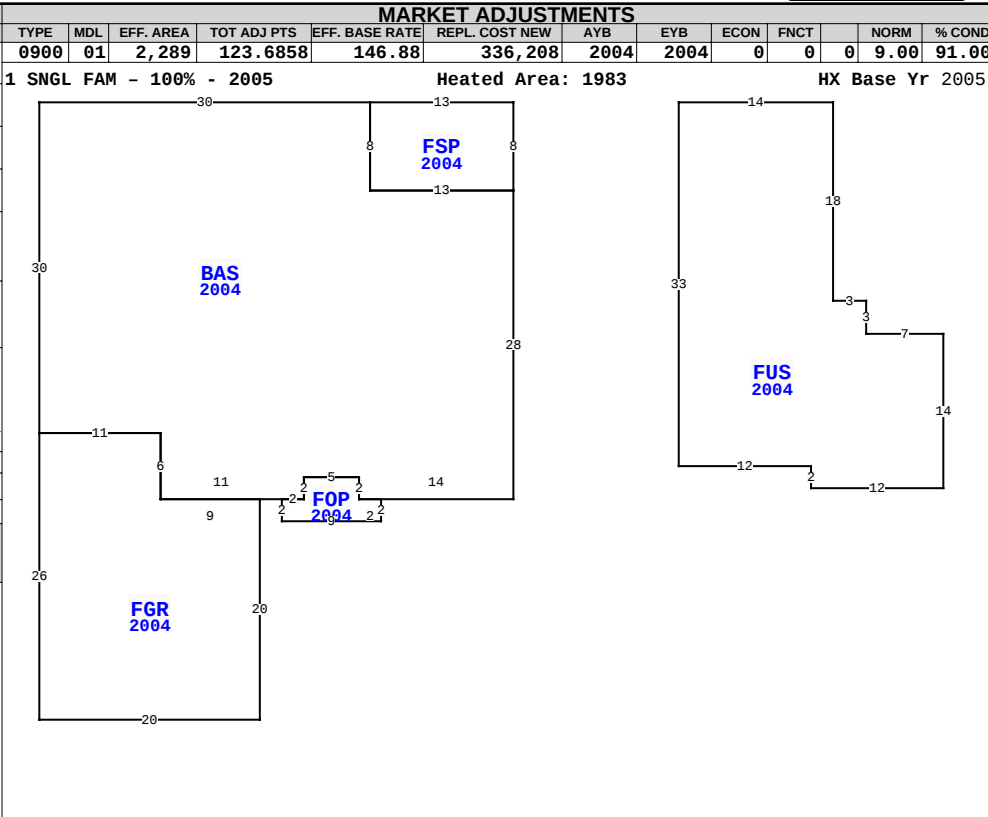
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	182,848
FGR	466	55	256	34,217
FOP	28	30	8	1,069
FSP	104	40	42	5,614
FUS	615	100	615	82,201

TOTALS	2,581		2,289	305,949
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	1,006.00	SF	5.20
3	0462	ST/AL FNC	0	100	0	0	324.00	SF	10.00



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

LAND DESCRIPTION										TOTAL OB/XF							8,910	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
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	:	
REVIEW DATE		05/05/2022		BY	NWA		Total Acres: 0.00		Total Land Value: 127,500				Market: 0		Agricultural: 0			

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY					Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					305,949									
TOTAL MARKET OB/XF VALUE					8,910									
TOTAL LAND VALUE - MARKET					127,500									
TOTAL MARKET VALUE					442,359									
SOH/AGL Deduction					212,253									
ASSESSED VALUE					230,106									
TOTAL EXEMPTION VALUE					50,000					HX HB				
BASE TAXABLE VALUE					180,106									
TOTAL JUST VALUE					442,359									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					334,981									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1293/0668	2/07/2005	WD	U	I	21	256,900	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: LITTLE NORMAN & BET							
1199/0020	12/31/2003	QC	U	V	06	100	
GRANTOR: LANDMAR RESORTS INC							
GRANTEE: INTERVEST CONSTRUCT							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2004] W13 BAS=[YR=2004] W30 S30 FGR=[YR=2004] S26 E20 N20 W9 N6 W11\$ E11 S6 E11 FOP=[YR=2004] S2 E9 N2 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E14 N28 W13 N8\$ S8 E13 N8\$ PTR=E15 FUS=[YR=2004] E14 S18 E3 S3 E7 S14 W12 N2 W12 N33\$ W15\$.									