

LOT 87
IN OR 1423/1880
NORTH HAMPTON PHASE 1 PB 6/215

LOWREY DIANA T
86403 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0087-0000



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
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	

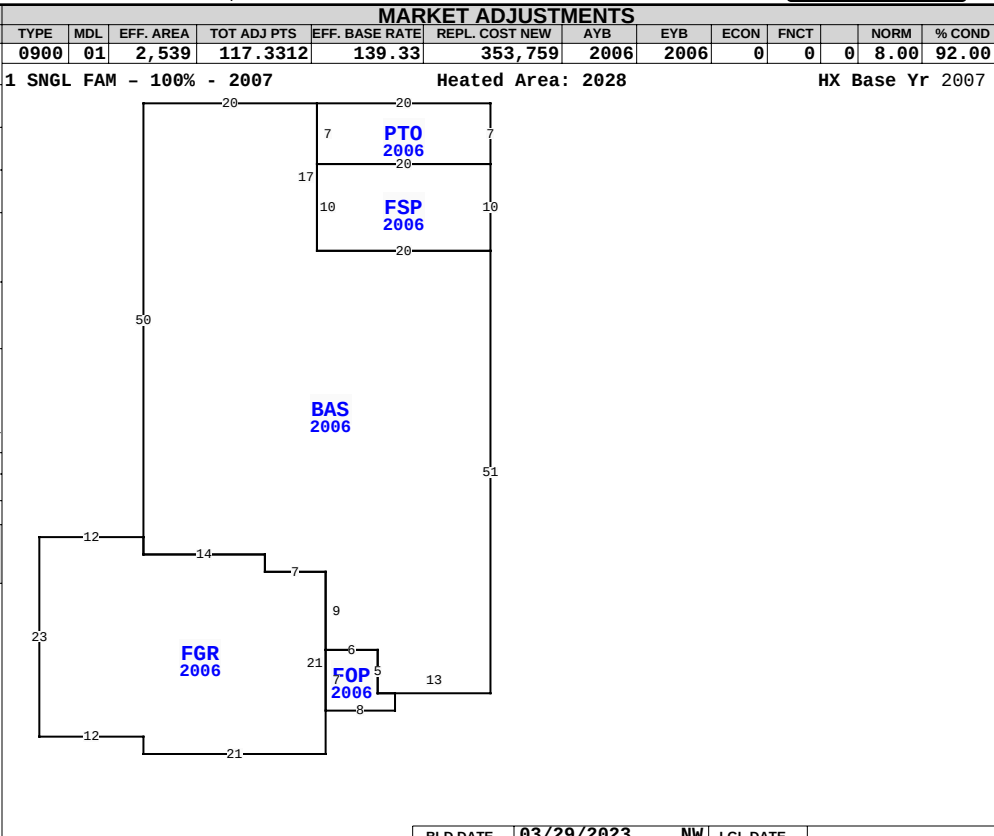
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	2,028	259,956
FGR	745	55	410	52,555
FOP	46	30	14	1,795
FSP	200	40	80	10,254
PTO	140	5	7	897

TOTALS	3,159		2,539	325,458
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	
3	0811	CONCRETE B	0 100	0	0	1,090.00	SF	5.20	
4	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY NWA



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2006	2006	3	91	3,185	
100	2006	2006	3	88	326	
100	2006	2006	3	88	4,988	
100	2006	2006	3	88	297	

TOTAL OB/XF									
8,796									

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	325,458								
TOTAL MARKET OB/XF VALUE	8,796								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	461,754								
SOH/AGL Deduction	199,202								
ASSESSED VALUE	262,552								
TOTAL EXEMPTION VALUE	HX HB WX 55,000								
BASE TAXABLE VALUE	207,552								
TOTAL JUST VALUE	461,754								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	357,134								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16221	NEW CONSTR	1,500	11/01/2005
M10704	H/AC	0	11/01/2005
P10100	NEW CONSTR	0	09/01/2005
R08159	REPAIR/RRF	3,500	08/01/2005
B15944	NEW CONSTR	419,900	08/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	I V	RSN CD	SALE PRICE	
1423/1880	6/28/2006	WD	Q	I		395,000	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: LOWREY ROBERT J & D							
1291/0360	1/27/2005	WD	U	V	19	1,425,900	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: INTERVEST CONSTRUCT							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N51 FSP=[YR=2006] N10 PTO=[YR=2006] N7 W20 S7 E20\$W20S10 E20\$W20N17W20S50 FGR=[YR=2006] W12 S23 E12 S2 E21 N21 W7 N2 W14 N2\$S2 E14 S2 E7 S9 FOP=[YR=2006] S7 E8 N2W2N5W6\$ E6 S5 E13\$.									