LOT 93
IN OR 2189/1274
NORTH HAMPTON PHASE 1 PB 6/215

BAUER KAY
86481 EASTPORT DR
FERNANDINA BEACH, FL 32034

**2023**

**12-2N-27-1460-0093-0000**

## BUILDING CHARACTERISTICS

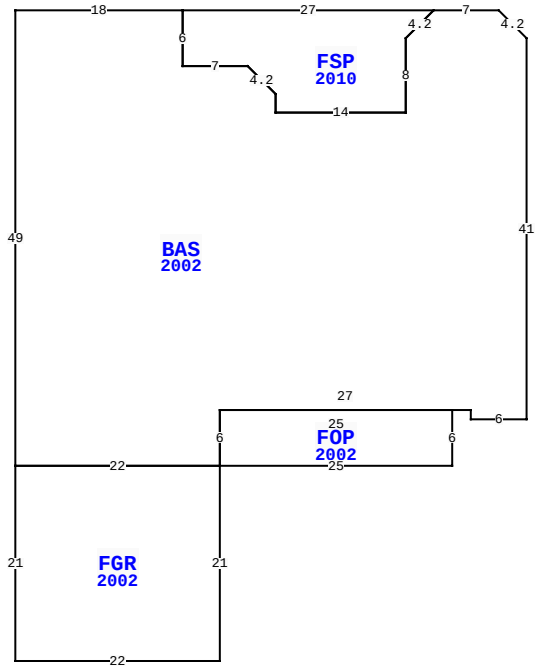
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 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 | 462 | 55 | 254 | 31,713 |
| FOP | 150 | 30 | 45 | 5,619 |
| FSP | 223 | 40 | 89 | 11,112 |
| TOTALS | 3,111 | | 2,664 | 332,619 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,664 | 116.8272 | 138.73 | 369,577 | 2002 | 2002 | 0 | 0 | 0 | 10.00 | 90.00 |

1 SNGL FAM – 100% - 2019 Heated Area: 2276 HX Base Yr 2019




86481 EASTPORT DR, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 332,619 |
| TOTAL MARKET OB/XF VALUE | | 8,198 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 468,317 |
| SOH/AGL Deduction | | 181,385 |
| ASSESSED VALUE | | 286,932 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,000 |
| BASE TAXABLE VALUE | | 231,932 |
| TOTAL JUST VALUE | | 468,317 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 363,122 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2189/1274 | 4/10/2018 | WD | Q | I | 01 | 295,000 |
| GRANTOR: MASON CHRISTOPHER B & | | | | | | |
| GRANTEE: BAUER REINHOLD & KA | | | | | | |
| 2024/1234 | 1/19/2016 | WD | Q | I | 02 | 298,000 |
| GRANTOR: HAGINS H GRAYSON III | | | | | | |
| GRANTEE: MASON CHRISTOPHER B | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] U3 L3 W7 FSP=[YR=2010] W27 S6 E7 D3 R3 S2 E14 N8 U3 R3 $ D3 L3 S8 W14 N2 U3 L3 W7 N6 W18 S49 FGR=[YR=2002] S21 E22 N21 FOP=[YR=2002] E25 N6 W25 S6 $ W22$ E22 N6 E27 S1 E6 N41 $.

## EXTRA FEATURES

| LN | 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 | 1,194.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 83 | 5,153 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,198

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | | | | | | |

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS