

LOT 94
IN OR 1344/378
NORTH HAMPTON PHASE 1 PB 6/215

KING JOHN H & MAUREEN C
86493 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0094-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	2,215	100	2,215	287,471
FGR	682	55	375	48,669
FOP	150	30	45	5,840
FSP	235	40	94	12,200
PTO	104	5	5	649
TOTALS	3,386		2,734	354,829

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	0812	CONCRETE C	0	100	0	0	1,525.00	SF	4.00

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 04/23/2018 BY SBX

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,734	119.4480	141.84	387,791	2005	2005	0	0
1 SNGL FAM - 100% - 2006 Heated Area: 2215 HX Base Yr 2006									

TOTAL OB/XF									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,525.00	SF	4.00

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2	0812	CONCRETE C	0	100	0	0	1,525.00	SF	4.00

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	354,829								
TOTAL MARKET OB/XF VALUE	8,457								
TOTAL LAND VALUE - MARKET	127,500								
TOTAL MARKET VALUE	490,786								
SOH/AGL Deduction	200,744								
ASSESSED VALUE	290,042								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	240,042								
TOTAL JUST VALUE	490,786								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	382,254								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006085	ROOF	23,326	07/30/2020
P09933	OTHER	0	08/01/2005
E14738	ELEC OTHER	1,500	04/01/2005
M09652	MECH OTHER	0	04/01/2005
P09216	OTHER	0	03/01/2005
R07286	REPAIR/RRF	3,500	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1344/0378	8/23/2005	WD	Q	I		318,200	
GRANTOR: INTERVEST CONSTRUCTIO							
GRANTEE: KING JOHN H & MAURE							
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=2005] W9 PTO=[YR=2005] N8 W13 S8 FSP=[YR=2005] W22 S11 E14 N2 E3 N3 E9 N6 W4 \$ E13 \$ W9 S6 W9 S3 W3 S2 W14 N12 W8 S3 W3 S41 E6 N1 E2 FOP=[YR=2005] S6 E25 FGR=[YR=2005] S31 E22 N31 W22 \$ N6 W25 \$ E25 S6 E22 N48 \$.									