



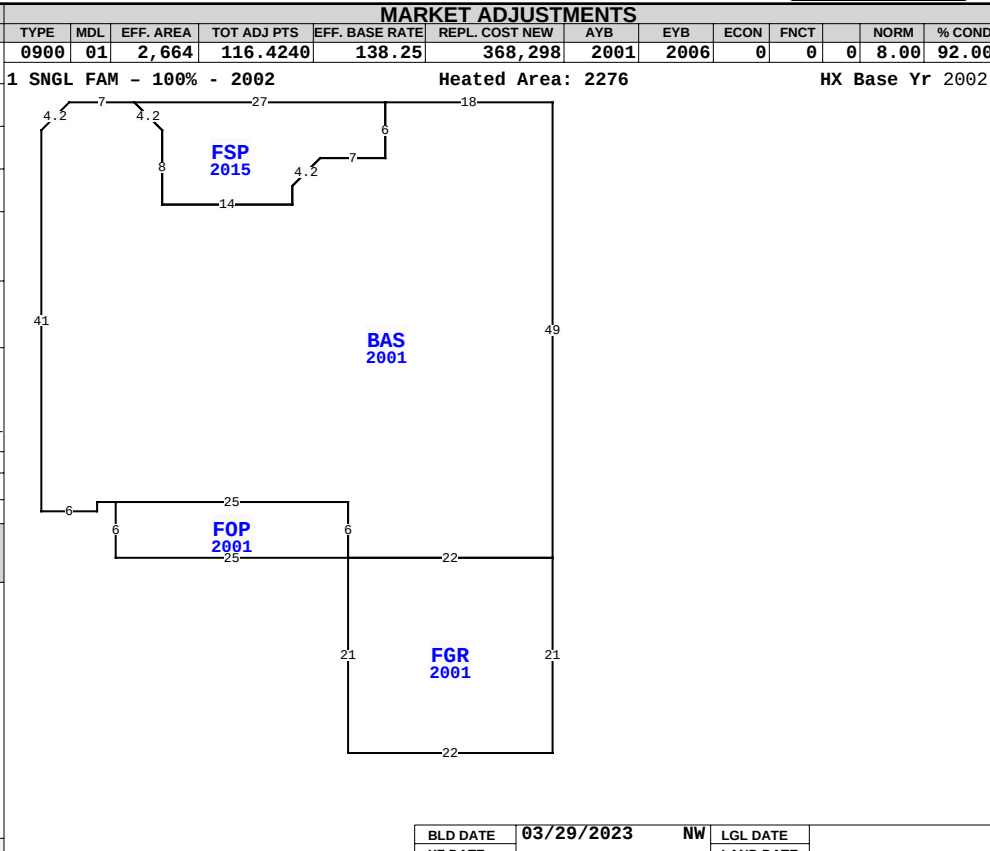
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	2,276	100	2,276	289,484
FGR	462	55	254	32,307
FOP	150	30	45	5,723
FSP	223	40	89	11,320

TOTALS	3,111		2,664	338,834
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	959.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	7	32	224.00	SF	6.50	6.50	



86509 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		338, 834	
TOTAL MARKET OB/XF VALUE		5, 283	
TOTAL LAND VALUE - MARKET		127, 500	
TOTAL MARKET VALUE		471, 617	
SOH/AGL Deduction		199, 092	
ASSESSED VALUE		272, 525	
TOTAL EXEMPTION VALUE		HX HB	50, 000
BASE TAXABLE VALUE		222, 525	
TOTAL JUST VALUE		471, 617	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366, 894	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007409	REPAIR/RRF	21,000	09/03/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2566/1017	5/27/2022	QC	U	I	11
GRANTOR: HILL GERALD W & PAMEL					SALE PRICE
GRANTEE: HILL DAVID W & AMY					100
1024/1346	12/13/2001	WD	Q	I	210,800
GRANTOR: INTERVEST CONSTRUCTIO					
GRANTEE: HILL GERALD W & PAM					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W18 FSP=[YR=2015] W27 D3 R3 S8 E14 N2 U3 R3 E7 N6 \$ S6 W7 D3 L3 S2 W14 N8 U3 L3 W7 D3 L3 S41 E6 N1 E2 FOP=[YR=2001] S6 E25 FGR=[YR=2001] S21 E22 N21 W22 \$ N6 W25 \$ E25 S6 E22 N49 \$.											

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