LOT 96
NORTH HAMPTON PHASE 1 PB 6/215

WEBB STEPHEN D SR & SYLVIA M
86511 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0096-0000

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

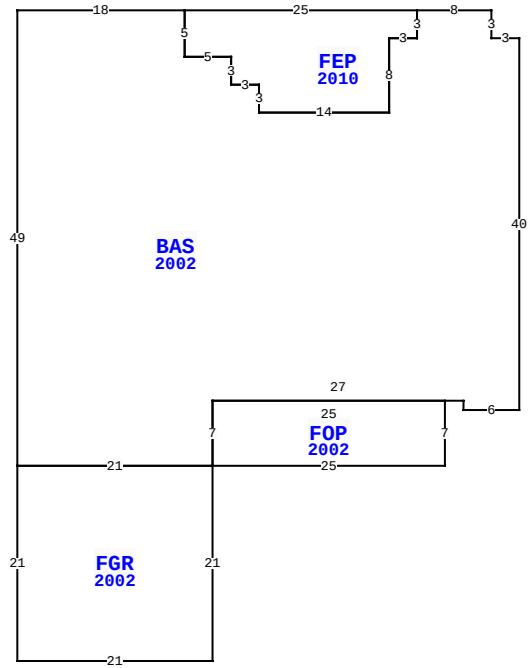
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100	2,200	288,644
FEP	212	80	170	22,305
FGR	441	55	243	31,882
FOP	175	30	52	6,823
TOTALS	3,028		2,665	349,654

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,665	119.4480	141.84	378,004	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2021 Heated Area: 2200 HX Base Yr 2021



86511 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		349,654
TOTAL MARKET OB/XF VALUE		15,455
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		470,109
SOH/AGL Deduction		144,634
ASSESSED VALUE		325,475
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,475
TOTAL JUST VALUE		470,109
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2336/1888	1/30/2020	WD	Q	I	02	356,000
GRANTOR: WEST RANDALL FRANK JR						
GRANTEE: WEBB STEPHEN D SR &						
2028/1751	2/12/2016	WD	Q	I	01	290,000
GRANTOR: JOHNS ALLISON N						
GRANTEE: WEST RANDALL FRANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W3 N3 W8 FEP=[YR=2010] W25 S5 E5 S3 E3 S3 E14 N8 E3 N3 $ S3 W3 S8 W14 N3 W3 N3 W5 N5 W18 S49 FGR=[YR=2002] S21 E21 N21 FOP=[YR=2002] E25 N7 W25 S7 $ W21 $ E21 N7 E27 S1 E6 N40 $.

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	1,411.00	SF	5.20	5.20	100	2002	2002	3	83	6,090	
3	0462	ST/AL FNC	0	100	0	0	720.00	SF	10.00	10.00	100	2004	2004	3	40	2,880	
4	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2004	2004	3	86	3,440	

LAND DESCRIPTION

TOTAL OB/XF 15,455

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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS