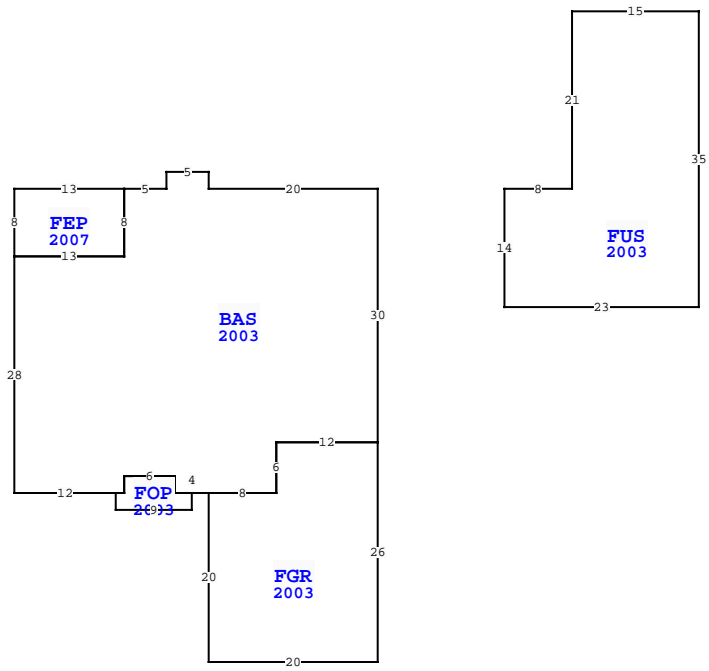


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	11 CLAY TILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,359	118.2321	140.40	331,204	2003	2003	0	0	0	9.50	90.50
1 SNGL FAM - 100% - 2004 Heated Area: 2007 HX Base Yr 2004												



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	1,370	100	1,370	174,075
FEP	104	80	83	10,546
FGR	472	55	260	33,036
FOP	30	30	9	1,144
FUS	637	100	637	80,939
TOTALS	2,613		2,359	299,740

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	1,012.00	SF	4.00	4.00	100	2003	2003	3	84	3,400	

86490 EASTPORT DR, FERNANDINA BEACH		BLD DATE	03/29/2023	NW	LGL DATE	
		XF DATE	09/16/2020	KKA	LAND DATE	09/16/2020
		INC DATE			AG DATE	KKA

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			299,740
TOTAL MARKET OB/XF VALUE			6,480
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			411,220
SOH/AGL Deduction			154,893
ASSESSED VALUE			256,327
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			206,327
TOTAL JUST VALUE			411,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			328,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617046	ADDITION	11,500	09/01/2006
B0310805	NEW CONSTR	146,926	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/333	5/01/2023	WD Q	Q	I	01	440,000
GRANTOR: MCGEE 1999 REVOCABLE						
GRANTEE: FENTON WILLIAM JOHN						
1182/0733	10/22/2003	WD Q	Q	I		246,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MCGEE DIANE TILLMAN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W20 N2 W5 S2 W5 FEP=[YR=2007] W13 S8 E13 N8 \$ S8 W13 S28 E12 FOP=[YR=2003] S2 E9 N2 W2 N2 W6 S2 W1 \$ E1 N2 E6 S2 E4 FGR=[YR=2003] S20 E20 N26 W12 S6 W8 \$ E8 N6 E12N30\$ PTR= E15 FUS=[YR=2003] E8 N21 E15 S35 W23 N14 \$ W15 \$ .	

LAND DESCRIPTION		TOTAL OB/XF 6,480																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							