

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 Floor	14 CARPET 60
Interior Floor	15 HARDTILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 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	2,563	117.1296	139.09	356,488	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM - 100% - 2018 Heated Area: 2155 HX Base Yr 2018

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			329,751
TOTAL MARKET OB/XF VALUE			13,374
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			470,625
SOH/AGL Deduction			204,397
ASSESSED VALUE			266,228
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			216,228
TOTAL JUST VALUE			470,625
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,135

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	2,155	100	2,155	277,259
FGR	604	55	332	42,715
FOP	60	30	18	2,316
FOP	194	30	58	7,462
TOTALS	3,013		2,563	329,751

86392 EASTPORT DR, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004730	REPAIR/RRF	20,392	06/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1115	11/27/2017	WD Q	Q	I	01	319,000
GRANTOR: ABRAHAMS VINCENT A TR						
GRANTEE: GRUPPOSO JAMES & DE						
1495/0680	4/27/2007	WD U	U	I	07	100
GRANTOR: MORICONI ISABELLE S						
GRANTEE: ABRAHAMS VINCENT A						

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	2002	2002	3	87	3,045	
2	0811	CONCRETE B	0	100	0	1,483.00	SF	5.20	5.20	100	2002	2002	3	83	6,401	
3	0910	SCRN RM L	0	100	0	322.00	SF	15.00	15.00	100	2004	2004	3	24	1,159	
4	0855	CONC PAVER	0	100	0	322.00	SF	10.00	10.00	100	2004	2004	3	86	2,769	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002] W18 FOP=[YR=2002] W23 D3 R3 S8 E13 N2 R3 U3 E4 N6 \$ S6 W7 D3 L3 S2 W13 N8 U3 L3 W8 D3 L3 S41 E6N1 E11 FOP=[YR=2002] S6 E10 N6 W10 \$ E16 FGR=[YR=2002] S27 E6 S1 E10 N1 E6 N27 W22 \$ E22 N43 \$ .	

LAND DESCRIPTION															TOTAL OB/XF									
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	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							