

LOT 116
IN OR 2193/840
NORTH HAMPTON PHASE 1 PB 6/215

MARSHALL GREGORY J & BARBARA W
86142 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0116-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	2,802	100	2,802	351,770
FGR	620	55	341	42,810
FOP	110	30	33	4,143
FSP	403	40	161	20,212
TOTALS	3,935		3,337	418,936

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	1,069.00	SF	4.00
3	0861	POOL GUNIT	0	100	25	10	250.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00
5	0911	SCRN RM A	0	100	40	27	1,080.00	SF	17.50
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00

REVIEW DATE 03/24/2020 BY NWP

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,337	111.2832	132.15	440,985	2002	2012	0	0
1 SNGL FAM - 100% - 2019 Heated Area: 2802 HX Base Yr 2019									
86142 EASTPORT DR, FERNANDINA BEACH									

TOTAL OB/XF									
53,924									
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	1,069.00	SF	4.00
3	0861	POOL GUNIT	0	100	25	10	250.00	SF	85.00
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1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00

Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					418,936				
TOTAL MARKET OB/XF VALUE					53,924				
TOTAL LAND VALUE - MARKET					105,000				
TOTAL MARKET VALUE					577,860				
SOH/AGL Deduction					214,656				
ASSESSED VALUE					363,204				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					313,204				
TOTAL JUST VALUE					577,860				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					439,967				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008021	REMODEL	10,000	05/24/2022
21003422	SOLAR PANELS	2,500	03/22/2021
B1902249	SCRNENCL	25,469	03/06/2019
18008452	SWIM POOL	45,000	08/17/2018
B0210159	NEW CONSTR	211,151	08/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2193/0840	4/30/2018	WD	Q	I	01	355,000	
GRANTOR: GLEASON MARK E & LISA							
GRANTEE: MARSHALL GREGORY J							
1382/0564	1/17/2006	WD	U	I	21	405,000	
GRANTOR: WALKER ELEANORE ETAL							
GRANTEE: GLEASON MARK E & LI							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W31 FSP=[YR=2002] W24 S21 E14 N8 E3 N3 E7 N10 \$ S10 W7 S3 W3 S8 W14 S36 FGR=[YR=2002] S22 E20 N2 E9 N13 FOP=[YR=2002] E5 S2 E9 N3 W1 N6 W13 S7 \$ N7 W29 \$ E42 S6 E09 U4 R4 N59 \$.									