LOT 117
IN OR 1862/337
NORTH HAMPTON PHASE 1 PB 6/215

JOHNSON EDWIN M & REBECCA E
86134 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0117-0000

BUILDING CHARACTERISTICS

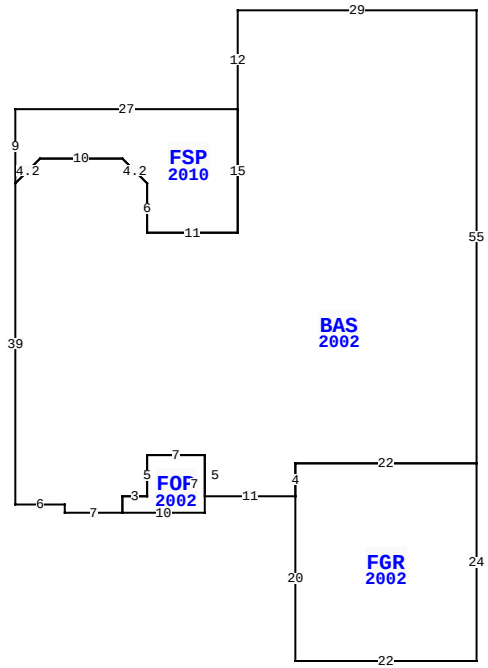
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,607	100	2,607	327,527
FGR	528	55	290	36,434
FOP	55	30	16	2,010
FSP	270	40	108	13,569
TOTALS	3,460		3,021	379,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,021	114.3744	135.82	410,312	2002	2007	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2014 Heated Area: 2607 HX Base Yr 2014



86134 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		379,539
TOTAL MARKET OB/XF VALUE		11,856
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		496,395
SOH/AGL Deduction		217,049
ASSESSED VALUE		279,346
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,346
TOTAL JUST VALUE		496,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002999	REPAIR/RRF	24,100	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1862/0337	6/17/2013	WD	Q	I	02	286,000
GRANTOR: STIVERS KENNETH R & B						
GRANTEE: JOHNSON EDWIN M & R						
1269/1119	10/28/2004	WD	Q	I		350,000
GRANTOR: BRUCE PATRICIA S						
GRANTEE: STIVERS KENNETH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W29 S12 FSP=[YR=2010] W27 S9 R3 U3 E10 D3 R3 S6 E11 N15 $ S15 W11 N6 L3 U3 W10 D3 L3 S39 E6 S1 E7
FOP=[YR=2002] E10N7 W7 S5 W3 S2 $ N2 E3 N5E7 S5 E11
FGR=[YR=2002] S20 E22 N24 W22 S4 $ N4 E22 N55 $.

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	0855	CONC PAVER	0	100	0	0	1,248.00	SF	10.00	10.00	100	2013	2013	3	95	11,856	

LAND DESCRIPTION

TOTAL OB/XF 11,856

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 05/26/2020 BY NWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS