

LOT 121
IN OR 1040/61
NORTH HAMPTON PHASE 1 PB 6/215

DUPREY ROBERT F & KATHLEEN T
86080 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0121-0000



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	11 CLAY TILE 60
Interior Floo	14 CARPET 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	2,582	100	2,582	330,757
FGR	579	55	318	40,736
FOP	35	30	10	1,281
FOP	281	30	84	10,760
TOTALS	3,477		2,994	383,534

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	1125	CB/STC 6"	0	100	0	0	52.00	SF	6.98	6.98	
3	0812	CONCRETE C	0	100	0	0	1,022.00	SF	4.00	4.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,994	117.2556	139.24	416,885	2001	2006	0	0	8.00	92.00
1 SNGL FAM - 100% - 2004 Heated Area: 2582 HX Base Yr 2004											
86080 EASTPORT DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		383,534	
TOTAL MARKET OB/XF VALUE		6,660	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		495,194	
SOH/AGL Deduction		255,591	
ASSESSED VALUE		239,603	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		189,603	
TOTAL JUST VALUE		495,194	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		398,074	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008171	REPAIR/RRF	0	09/29/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1040/0061	2/26/2002	WD Q	I		
GRANTOR: MORRISON HOMES INC					SALE PRICE
GRANTEE: DUPREY ROBERT & KAT					243,500
GRANTOR: MORRISON HOMES INC					
GRANTEE: DUPREY ROBERT & KAT					
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2001] W28 BAS=[YR=2001] W22 S49 FGR=[YR=2001] S20 E9 S1 E19 N2 FOP=[YR=2001] E7 N5 W7 S5 \$ N19 W28 \$ E28 S14 E7 S7 E15 N61 U3 L3 W9 D3 L3 S5 W13 N14\$S14 E13 N5 U3 R3 E9 D3 R3 N9 \$.											