

LOT 124
IN OR 1977/43
NORTH HAMPTON PHASE 1 PB 6/215

HOUSER BENJAMIN & CHRISTINA
86038 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0124-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,566	100	2,566	306,046
FGR	662	55	364	43,414
FOP	35	30	10	1,192
FOP	225	30	68	8,110
FUS	759	100	759	90,525

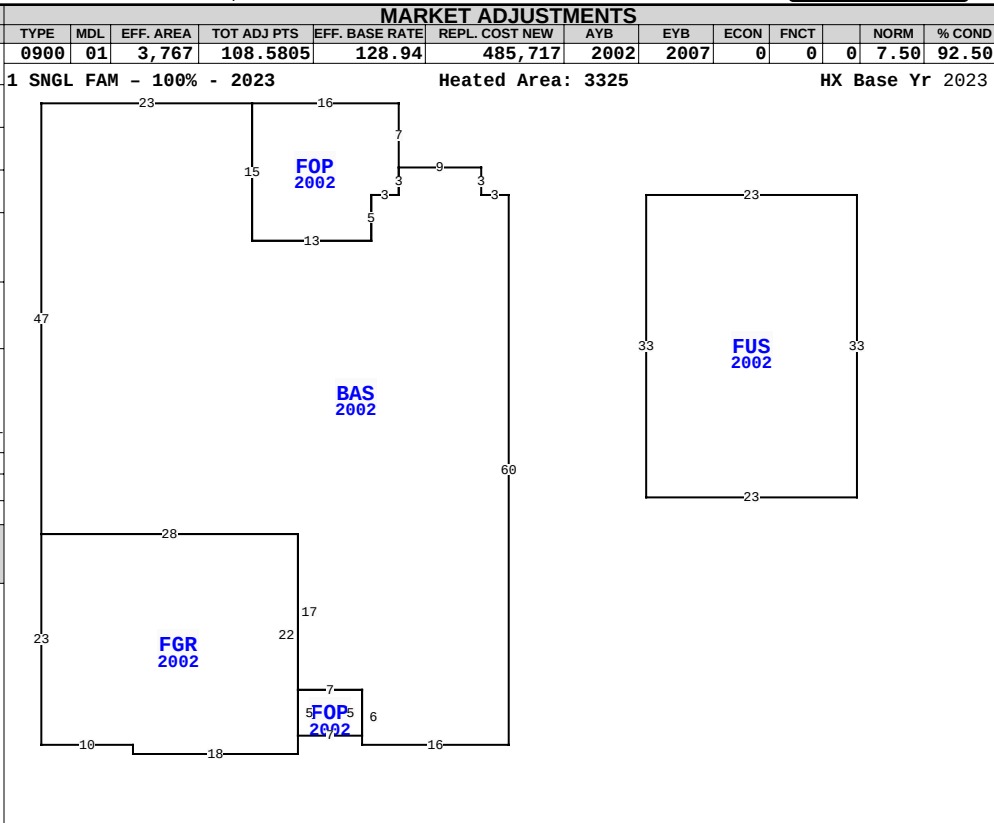
TOTALS 4,247 3,767 449,288

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	0811	CONCRETE B	0	100	0	0	992.00	SF	5.20	5.20	100	2002	2002	3	83	4,281	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	87	1,740	
3	0861	POOL GUNIT	0	100	0	0	509.00	SF	85.00	85.00	100	2002	2002	3	32	13,845	
4	0910	SCRN RM L	0	100	0	0	864.00	SF	15.00	15.00	100	2002	2002	3	21	2,722	
5	0845	KOOL DECK	0	100	0	0	355.00	SF	7.25	7.25	100	2002	2002	3	83	2,136	

LAND DESCRIPTION

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							



86038 EASTPORT DR, FERNANDINA BEACH

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

TOTAL OB/XF	24,724
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NASSAU COUNTY PROPERTY					PAGE 1 of 1		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				449,288			
TOTAL MARKET OB/XF VALUE				24,724			
TOTAL LAND VALUE - MARKET				105,000			
TOTAL MARKET VALUE				579,012			
SOH/AGL Deduction				0			
ASSESSED VALUE				579,012			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				529,012			
TOTAL JUST VALUE				579,012			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				468,533			