LOT 125
NORTH HAMPTON PHASE 1 PB 6/215

SYSE PETTER SIGURD & BILLIE ELAINE
86028 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0125-0000

BUILDING CHARACTERISTICS

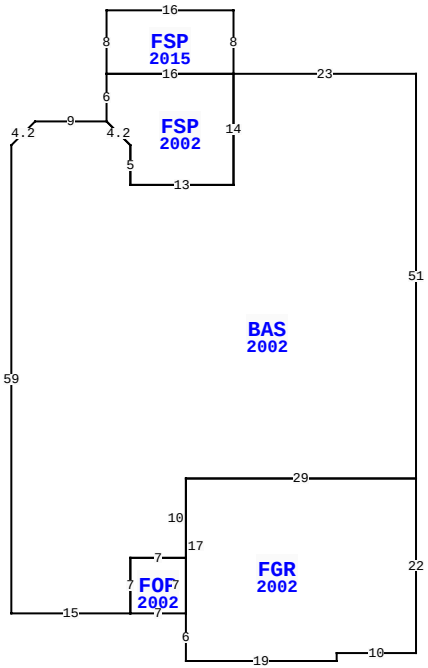
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,645	100	2,645	320,868
FGR	657	55	361	43,793
FOP	49	30	15	1,820
FSP	205	40	82	9,948
FSP	128	40	51	6,187
TOTALS	3,684		3,154	382,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,154	113.5050	134.79	425,128	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 0 Heated Area: 2645 HX Base Yr



86028 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		382,615
TOTAL MARKET OB/XF VALUE		8,028
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		495,643
SOH/AGL Deduction		189,995
ASSESSED VALUE		305,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		255,648
TOTAL JUST VALUE		495,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530435	SCRNROM	3,901	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2618/1966	2/10/2023	WD	Q	I	01	625,000
GRANTOR: SCHEXNAYDER MICHAEL P						
GRANTEE: SYSE PETTER SIGURD						
1921/1615	6/03/2014	WD	Q	I	01	305,000
GRANTOR: LAWRIMORE RUSSELL H J						
GRANTEE: SCHEXNAYDER MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W23 FSP=[YR=2015] N8 W16 S8 FSP=[YR=2002] S6 D3 R3 S5 E13 N14 W16$ E16$ S14 W13 N5 U3 L3 W9 D3 L3 S59 E15 FOP=[YR=2002] E7 FGR=[YR=2002] S6 E19 N1E10 N22 W29 S17 $ N7 W7 S7 $ N7 E7 N10 E29 N51 $.

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	0812	CONCRETE C	0	100	0	0	1,039.00	SF	4.00	4.00	100	2002	2002	3	83	3,449	
2	0462	ST/AL FNC	0	100	0	0	744.00	SF	10.00	10.00	100	2003	2003	3	36	2,678	
3	0855	CONC PAVER	0	100	0	0	198.00	SF	10.00	10.00	100	2015	2015	3	96	1,901	

LAND DESCRIPTION

TOTAL OB/XF 8,028

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

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS