LOT 126
IN OR 2534/1500
NORTH HAMPTON PHASE 1 PB 6/215

KUCIEL BEATA & LUKASZ MATYSIK/MATYSIK LUKASZ
86014 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0126-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

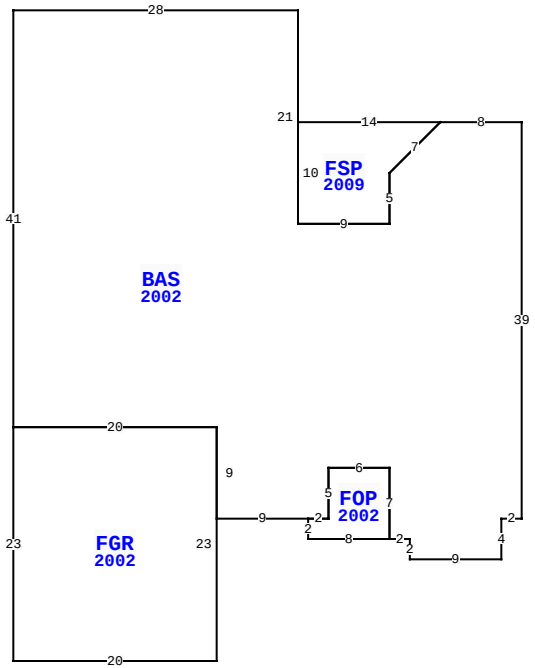
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,986	100	1,986	245,929
FGR	460	55	253	31,329
FOP	46	30	14	1,733
FSP	103	40	41	5,077
TOTALS	2,595		2,294	284,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,294	115.8654	137.59	315,631	2002	2002	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2023 Heated Area: 1986 HX Base Yr 2023



86014 EASTPORT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		284,068
TOTAL MARKET OB/XF VALUE		6,627
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		395,695
SOH/AGL Deduction		0
ASSESSED VALUE		395,695
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		345,695
TOTAL JUST VALUE		395,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001743	REPAIR/RRF	13,146	02/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2534/1500	1/31/2022	WD	Q	I	01	379,900
GRANTOR: GRIGGS MICHAEL H						
GRANTEE: KUCIEL BEATA & LUKA						
1648/1233	10/29/2009	WD	U	I	12	180,300
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GRIGGS MICHAEL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W8 FSP=[YR=2009] W14 S10 E9 N5 U5 R5 $ D5 L5 S5 W9 N21 W28 S41 FGR=[YR=2002] S23 E20 N23 W20 $ E20 S9 E9 FOP=[YR=2002] S2 E8 N7 W6 S5 W2 $ E2 N5 E6 S7 E2 S2 E9 N4 E2 N39 $.

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	0811	CONCRETE B	0	100	0	0	830.00	SF	5.20	5.20	100	2002	2002	3	83	3,582	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 6,627

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 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS