

LOT 127
IN OR 1942/1783
NORTH HAMPTON PHASE 1 PB 6/215

BERK JONATHAN L & DEBRA L
86006 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0127-0000



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 60
Interior Floo	11	CLAY TILE 40
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

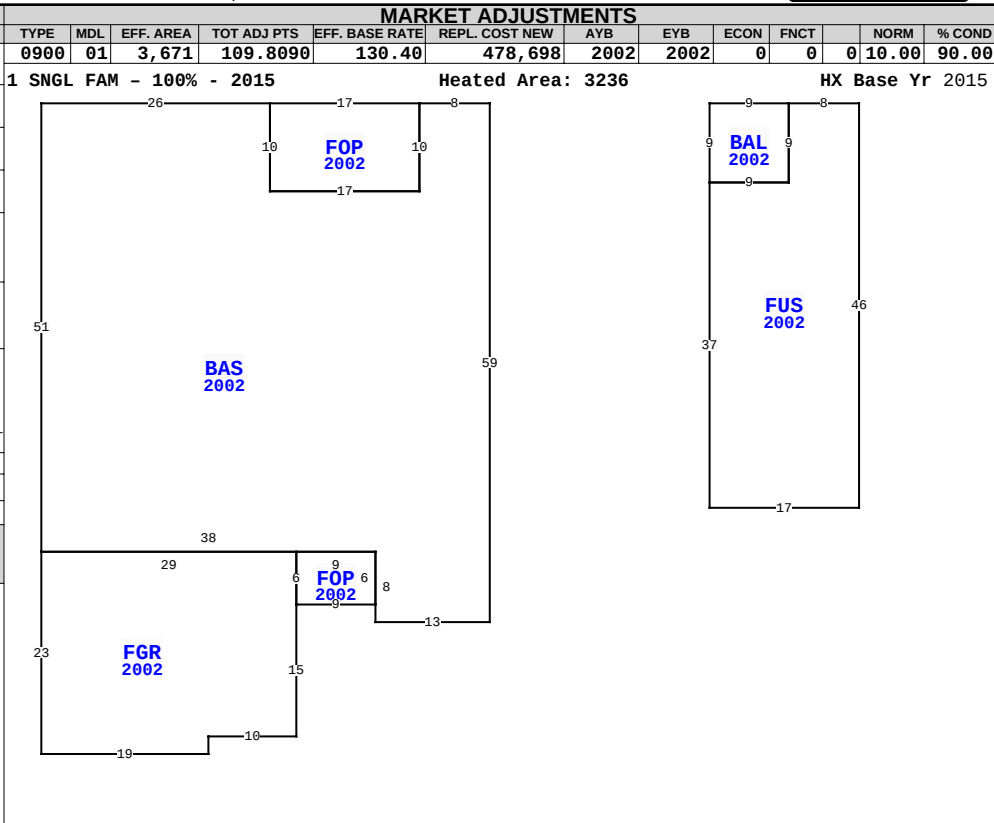
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	81	15	12	1,409
BAS	2,535	100	2,535	297,508
FGR	647	55	356	41,780
FOP	54	30	16	1,877
FOP	170	30	51	5,985
FUS	701	100	701	82,269

TOTALS	4,188		3,671	430,828
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,197.00	SF	4.00
2	0910	SCRN RM L	0	100	0	0	840.00	SF	15.00
3	0861	POOL GUNIT	0	100	0	0	204.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	636.00	SF	7.25
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00
6	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100	0003	PUD	0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86006 EASTPORT DR, FERNANDINA BEACH				

TOTAL OB/XF									
18,475									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		430,828	
TOTAL MARKET OB/XF VALUE		18,475	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		554,303	
SOH/AGL Deduction		208,519	
ASSESSED VALUE		345,784	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		295,784	
TOTAL JUST VALUE		554,303	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209303	NEW CONSTR	200,000	02/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1942/1783	10/20/2014	WD	Q	I	01
GRANTOR: SMITH RANDAL M & DONN					SALE PRICE
GRANTEE: BERK JONATHAN L & D					
1342/0872	8/17/2005	WD	Q	I	
GRANTOR: COLLINS JASON T & MAR					445,000
GRANTEE: SMITH RANDAL M & DO					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2002] W8 FOP=[YR=2002] W17 S10 E17 N10\$ S10 W17 N10 W26 S51 FGR=[YR=2002] S23 E19 N2 E10 N15 FOP=[YR=2002] E9 N6 W9 S6\$ N6 W29\$ E38 S8 E13 N59\$ PTR=E25 BAL=[YR=2002] E9 FUS=[YR=2002] E8 S46 W17 N37 E9 N9\$ S9 W9 N9\$ W25\$.					