

LOT 129
IN OR 1076/1037
NORTH HAMPTON PHASE 1 PB 6/215

KUBATZKE ERIC J & STORMY G
86021 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0129-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
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

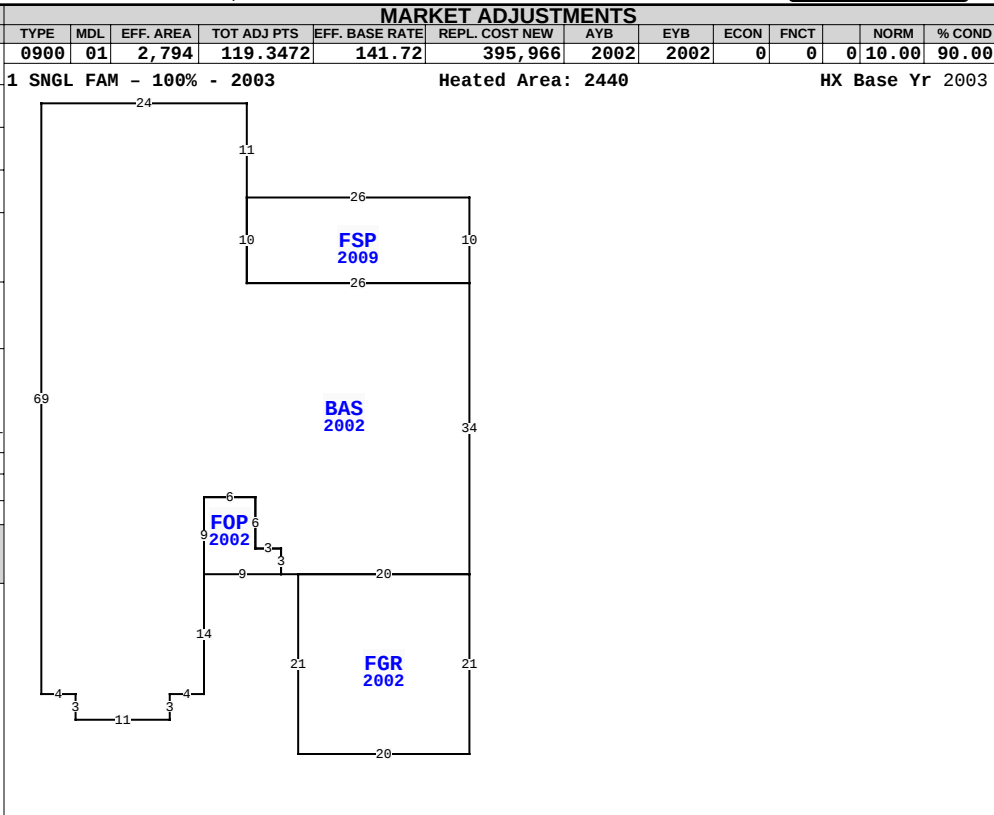
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2,440	311,217
FGR	420	55	231	29,463
FOP	63	30	19	2,424
FSP	260	40	104	13,265

TOTALS	3,183		2,794	356,369
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0		1.00 UT 3,500.00	
2	0811	CONCRETE B	0	100	0	0		851.00 SF 5.20	
3	1125	CB/STC 6"	0	100	0	0		56.00 SF 7.35	
4	0855	CONC PAVER	0	100	0	0		400.00 SF 7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000135	C	SFR CNSVTN	100	0003	PUD	0.00	0.00	



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

86021 EASTPORT DR, FERNANDINA BEACH									
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TOTAL OB/XF									
9,468									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			356,369
TOTAL MARKET OB/XF VALUE			9,468
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			493,337
SOH/AGL Deduction			264,890
ASSESSED VALUE			228,447
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			178,447
TOTAL JUST VALUE			493,337
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			368,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1076/1037	8/22/2002	WD	Q	I	
					SALE PRICE
					243,700
GRANTOR: MORRISON HOMES INC					
GRANTEE: KUBATZKE ERIC J & S					
1023/1228	12/06/2001	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2009] W26 BAS=[YR=2002] N11 W24 S69 E4 S3 E11 N3 E4 N14 FOP=[YR=2002] E9 N3 W3 N6 W6 S9 \$ N9 E6 S6 E3 S3 E2 FGR=[YR=2002] S21 E20 N21 W20 \$ E20 N34 W26 N10 \$ S10 E26 N10 \$.									