

LOT 130
IN OR 1920/111
NORTH HAMPTON PHASE 1 PB 6/215

ORTEGIES-ZWART CAROLYN RAE REVOCABLE TRUST/PORTEG
86037 EASTPORT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0130-0000



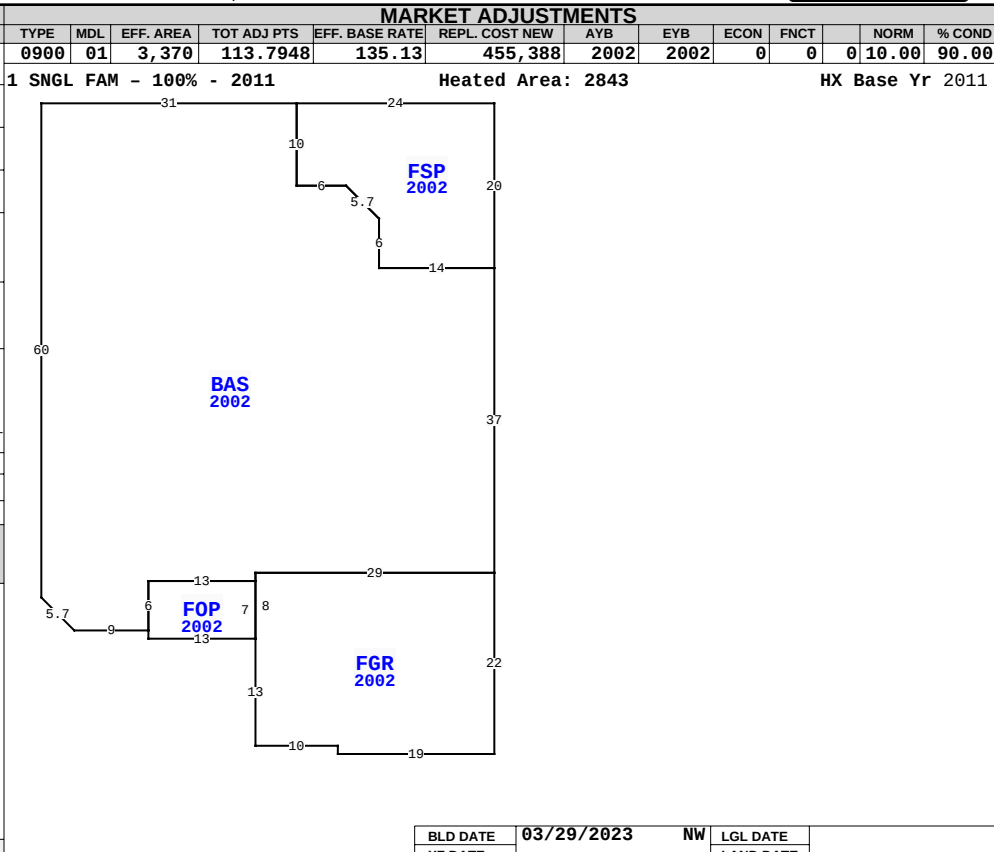
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
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	2,843	100	2,843	345,758
FGR	628	55	345	41,958
FOP	91	30	27	3,284
FSP	388	40	155	18,851
TOTALS	3,950		3,370	409,849

TOTALS		5,801	5,801	460,845			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0812	CONCRETE C	0	100	0	0	
2	0861	POOL GUNIT	0	100	0	0	
3	0910	SCRN RM L	0	100	36	23	
4	0845	KOOL DECK	0	100	0	0	
5	0858	SCULP CONC	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	F D			
1	000135	C	SFR	CNSVTN	100	000			
REVIEW DATE			03/24/2020		BY	NWA			



86037 EASTPORT DR, FERNANDINA BEACH				XF DATE						LAND DATE			
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,072.00	SF	4.00	4.00	100	2002	2002	3	83	3,559				
472.00	SF	85.00	85.00	100	2002	2002	3	32	12,838				
828.00	SF	15.00	15.00	100	2002	2002	3	21	2,608				
356.00	SF	7.25	7.25	100	2002	2002	3	83	2,142				
460.00	SF	13.00	13.00	100	2006	2006	3	97	5,801				

TOTAL OB/XF													
26,948													

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
STANDARD													
VALUATION BY													
Tax Group: 4 Tax Dist:													
BUILDING MARKET VALUE 409,849													
TOTAL MARKET OB/XF VALUE 26,948													
TOTAL LAND VALUE - MARKET 127,500													
TOTAL MARKET VALUE 564,297													
SOH/AGL Deduction 296,006													
ASSESSED VALUE 268,291													
TOTAL EXEMPTION VALUE HX HB 50,000													
BASE TAXABLE VALUE 218,291													
TOTAL JUST VALUE 564,297													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 425,890													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210426	XFOB	7,051	11/01/2002
B0210175	NEW CONSTR	210,981	09/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1920/0111	5/27/2014	WD	U	I	11	100			
GRANTOR:PORTEGIES ZWART ROBER									
GRANTEE:PORTEGIES ZWART ROB									
1617/0190	4/24/2009	WD	U	I	37	320,000			
GRANTOR:PRUDENTIAL RELOCATION									
GRANTEE:PORTEGIES-ZWART ROB									

BUILDING NOTES													
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BUILDING DIMENSIONS													
FSP=[YR=2002] W24 BAS=[YR=2002] W31 S60 D4 R4 E9 FOP=[YR=2002] S1 E13 FGR=[YR=2002] S13 E10 S1 E19 N22 W29 S8\$ N7 W13 S6\$ N6 E13 N1 E29 N37 W14 N6 U4 L4 W6 N10\$ S10 E6 D4 R4 S6 E14 N20\$.													