

LOT 73
IN OR 1689/503
NORTH HAMPTON PHASE 1 PB 6/215

SHEA JEFFREY & KAY
86181 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0073-0000



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	14 CARPET 70
Interior Floo	11 CLAY TILE 30
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	2,276	100	2,276	297,466
FGR	441	55	243	31,759
FOP	150	30	45	5,881
FOP	217	30	65	8,495
TOTALS	3,084		2,629	343,602

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	876.00	SF	6.50	6.50	
3	0858	SCULP CONC	0	100	0	0	148.00	SF	13.00	13.00	
4	0910	SCRN RM L	0	100	0	0	416.00	SF	15.00	15.00	
5	0845	KOOL DECK	0	100	0	0	326.00	SF	7.25	7.25	
6	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,629	116.8272	146.03	383,913	2002	2002	0	0	10.50	89.50
1 SNGL FAM - 100% - 2011 Heated Area: 2276 HX Base Yr 2011											
86181 EASTPORT DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		343,602	
TOTAL MARKET OB/XF VALUE		15,870	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		486,972	
SOH/AGL Deduction		263,161	
ASSESSED VALUE		223,811	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		173,811	
TOTAL JUST VALUE		486,972	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		472,210	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1689/0503	7/15/2010	WD	U	I	12
GRANTOR: MCCracken Michael E					SALE PRICE
GRANTEE: SHEA JEFFREY & KAY					267,000
1365/1890	11/09/2005	WD	Q	I	
GRANTOR: COE STEPHEN M & CONNI					363,000
GRANTEE: MCCracken Michael E					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2002] U3 L3 W8 FOP=[YR=2002] W26 S6 E6 D3 R3 S2 E14 N8 U3 R3 \$ D3 L3 S8 W14 N2 U3 L3 W6 N6 W18 S49 FGR=[YR=2002] S21 E21 N21 W21 \$ E21 FOP=[YR=2002] E25 N6 W25 S6 \$ N6 E28 S1 E6 N41 \$.											