LOT 78
NORTH HAMPTON PHASE 1 PB 6/215

CHILSTORM PETER DYLAN/LITTLETON LATONIA CHANEA
86301 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0078-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

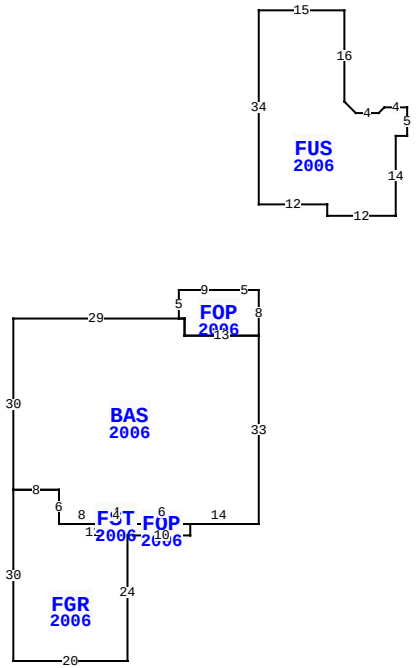
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,441	100	1,441	196,097
FGR	528	55	290	39,464
FOP	32	30	10	1,361
FOP	109	30	33	4,490
FST	8	55	4	544
FUS	693	100	693	94,306
TOTALS	2,811		2,471	336,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,471	115.8192	144.77	357,727	2006	2011	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2022 Heated Area: 2134 HX Base Yr 2022



86301 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		336,263
TOTAL MARKET OB/XF VALUE		49,516
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		513,279
SOH/AGL Deduction		107,988
ASSESSED VALUE		405,291
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		355,291
TOTAL JUST VALUE		513,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530294	SCRNROOM	0	04/01/2015
B1530149	SWIM POOL	47,123	03/01/2015
E1528973	ELE FOR POOL	0	03/01/2015
M10796	MECH OTHER	0	12/01/2005
E16086	ELEC OTHER	1,500	11/01/2005
C16243	CO ISSUED	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2431/1212	2/04/2021	WD	Q	I	01	435,000
GRANTOR: MARCUM WILLIAM L & MA						
GRANTEE: CHILSTORM PETER D &						
2260/0819	3/06/2019	WD	Q	I	01	349,000
GRANTOR: TANNER JOSEPH RICK &						
GRANTEE: MARCUM WILLIAM L &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2006] W5 W9 S5 BAS=[YR=2006] W29 S30 FGR=[YR=2006] S30 E20 N24 FST=[YR=2006] N2W4 S2 E4$ W12 N6 W8$ E8 S6 E8 N2 E4 S2 E1 FOP=[YR=2006] S2 E10 N2 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E14 N33 W13 N3 W1$ E1 S3 E13 N8$ PTR=N15 FUS=[YR=2006] N34 E15 S16 R2 D2 E4 U1 R1 E4 S5 W2S14 W12 N2 W12$ S15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
2	0812	CONCRETE C	0	100	0	0	1,002.00	SF	4.00	4.00	100	2006	2006	3	87	3,487	
3	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	87	102	
4	0861	POOL GUNIT	0	100	0	0	362.00	SF	85.00	85.00	100	2015	2015	3	78	24,001	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	70	1,400	
6	0855	CONC PAVER	0	100	0	0	734.00	SF	7.00	7.00	100	2015	2015	3	95	4,881	
7	0911	SCRN RM A	0	100	0	0	1,020.00	SF	17.50	17.50	100	2015	2015	3	70	12,495	

LAND DESCRIPTION

TOTAL OB/XF 49,516

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	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS