LOT 79
IN OR 1405/711
NORTH HAMPTON PHASE 1 PB 6/215

ORAVITS ROBERT & DENISE GAIL
86315 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0079-0000

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	11	CLAY TILE 100
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

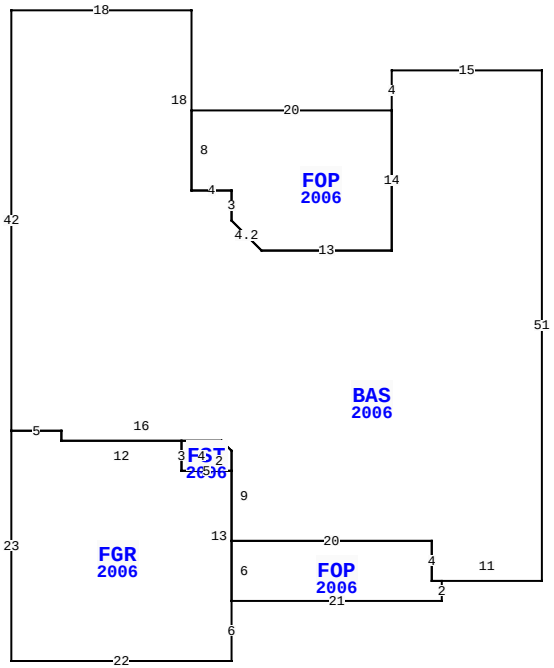
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,087	100	2,087	303,169
FGR	474	55	261	37,914
FOP	122	30	37	5,375
FOP	252	30	76	11,040
FST	15	55	8	1,162
TOTALS	2,950		2,469	358,660

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,469	127.0080	158.76	391,978	2006	2006	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2007 Heated Area: 2087 HX Base Yr 2007



86315 EASTPORT DR, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE	02/01/2007	KK	LAND DATE	02/01/2007 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		358,660
TOTAL MARKET OB/XF VALUE		28,659
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		514,819
SOH/AGL Deduction		208,418
ASSESSED VALUE		306,401
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		256,401
TOTAL JUST VALUE		514,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17874	SWIM POOL	60,416	05/01/2006
M10795	MECH OTHER	0	12/01/2005
E16087	ELEC OTHER	1,500	11/01/2005
C16242	CO ISSUED	372,400	10/01/2005
R08342	REPAIR/RRF	3,500	10/01/2005
B16242	NEW CONSTR	372,400	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1405/0711	4/19/2006	WD	Q	I		417,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: ORAVITS ROBERT & DE						
1291/0360	1/27/2005	WD	U	V	19	1,425,900
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15 S4 FOP=[YR=2006] W20 S8 E4 S3 D3 R3 E13 N14$ S14 W13 U3 L3 N3 W4 N18 W18 S42 FGR 2006=S23 E22 N6 FOP=[YR=2006] E21 N2 W1 N4W20 S6$ N13 FST=[YR=2006] N2 U1 L1 W4 S3 E5$ W5 N3 W12 N1 W5$ E5 S1 E16 D1 R1 S9 E20 S4 E11 N51$.

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	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2006	2006	3	87	2,968	
3	0810	CONCRETE A	0	100	0	0	129.00	SF	6.50	6.50	100	2006	2006	3	87	729	
4	0910	SCRN RM L	0	100	0	0	996.00	SF	15.00	15.00	100	2006	2006	3	27	4,034	
5	0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2006	2006	3	44	12,155	
6	0845	KOOL DECK	0	100	0	0	606.00	SF	7.25	7.25	100	2006	2006	3	87	3,822	
7	0825	BRICK	0	100	0	0	54.00	SF	12.50	12.50	100	2006	2006	3	96	648	
8	0810	CONCRETE A	0	100	11	3	33.00	SF	6.50	6.50	100	2006	2006	3	87	187	
9	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	27	324	
10	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	27	540	

TOTAL OB/XF 28,557

LAND DESCRIPTION

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 03/17/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS

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INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10191	OTHER	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	87	102	

TOTAL OB/XF 102

LAND DESCRIPTION

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

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