LOT 80
IN OR 1939/1937
NORTH HAMPTON PHASE 1 PB 6/215

RAHN RONALD E & CHARLOTTE H
86327 EAST PORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0080-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

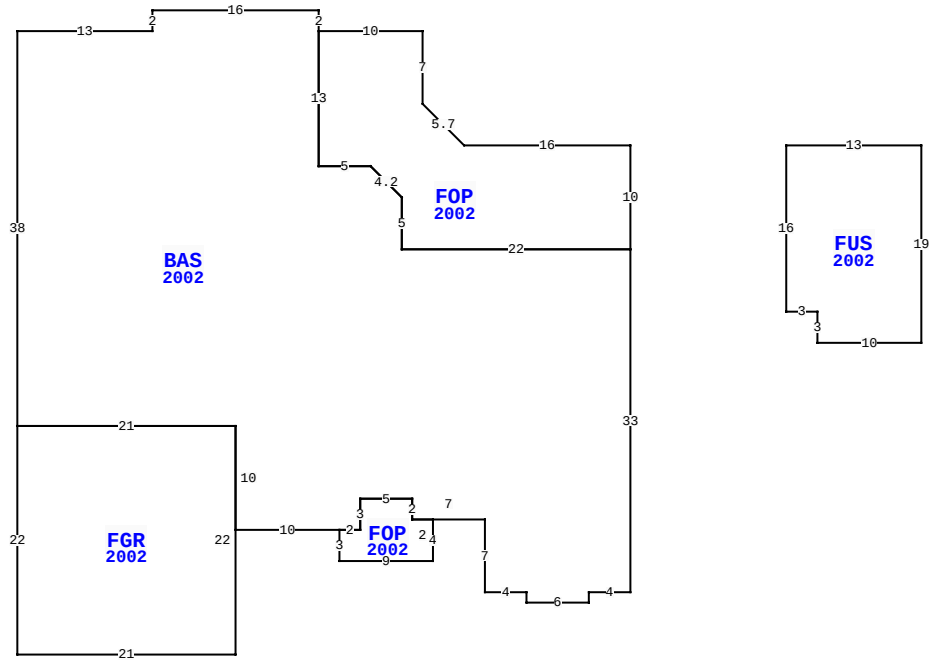
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,152	100	2,152	281,260
FGR	462	55	254	33,197
FOP	44	30	13	1,699
FOP	359	30	108	14,115
FUS	238	100	238	31,106
TOTALS	3,255		2,765	361,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,765	116.8272	146.03	403,773	2002	2002	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2003 Heated Area: 2390 HX Base Yr 2003



86327 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,377
TOTAL MARKET OB/XF VALUE		5,726
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		494,603
SOH/AGL Deduction		208,787
ASSESSED VALUE		285,816
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,816
TOTAL JUST VALUE		494,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002178	REPAIR/RRF	18,789	02/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1939/1937	9/30/2014	QC	U	I	11	100
GRANTOR: RAHN RONALD E						
GRANTEE: RAHN RONALD E & CHA						
1199/0026	12/31/2003	QC	U	I	06	100
GRANTOR: LANDMAR RESORTS INC						
GRANTEE: RAHN RONALD E						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W16 U4 L4 N7 W10 BAS=[YR=2002] N2 W16 S2 W13 S38 FGR=[YR=2002] S22 E21 N22 W21 $ E21 S10 E10 FOP=[YR=2002] S3 E9 N4 W2 N2 W5 S3 W2 $ E2 N3 E5 S2 E7 S7 E4 S1 E6 N1 E4 N33 W22 N5 L3 U3 W5 N13 $ S13E5 D3 R3 S5 E22 N10 $ PTR= E15 FUS=[YR=2002] E13 S19 W10 N3 W3 N16 $ W15 $.

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	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20	5.20	100	2002	2002	3	82	2,716	

LAND DESCRIPTION

TOTAL OB/XF 5,726

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS