

LOT 81
IN OR 1293/668
NORTH HAMPTON PHASE 1 PB 6/215

LITTLE NORMAN &/LITTLE BETH
86333 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0081-0000



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 80
Interior Wall	08	DECORATIVE 20
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

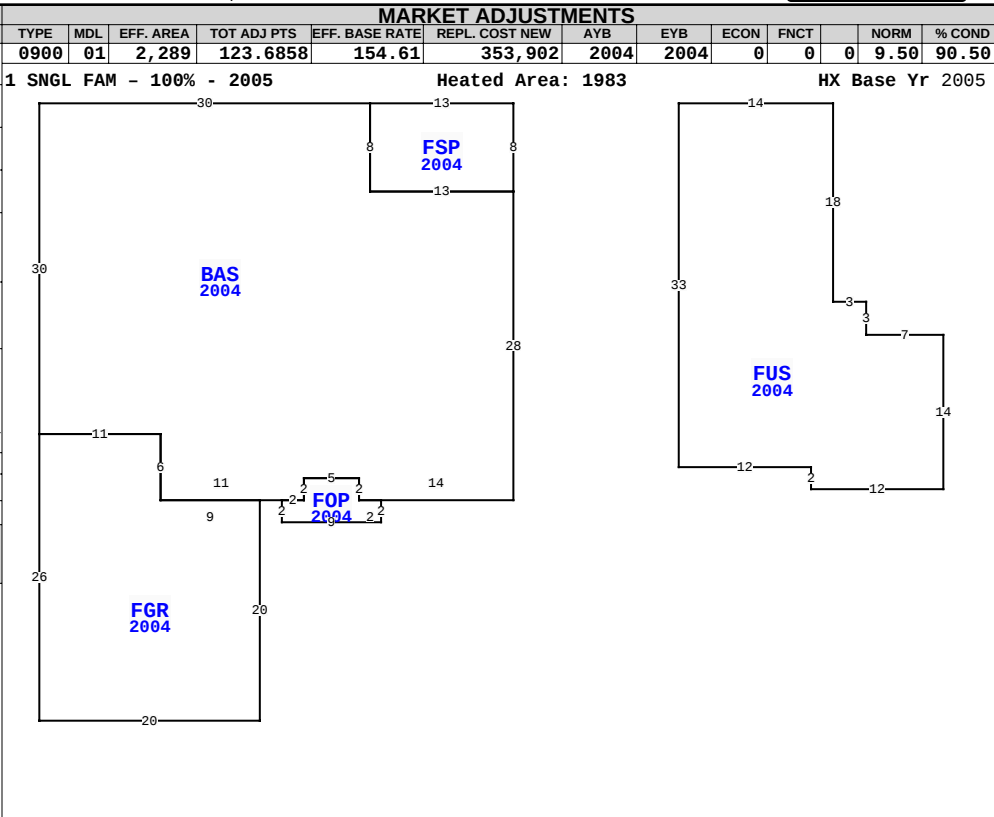
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1,368	191,413
FGR	466	55	256	35,820
FOP	28	30	8	1,119
FSP	104	40	42	5,877
FUS	615	100	615	86,052

TOTALS	2,581		2,289	320,281
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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	0811	CONCRETE B	0	100	0	0	1,006.00	SF	5.20	5.20	
3	0462	ST/AL FNC	0	100	0	0	324.00	SF	10.00	10.00	

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	

REVIEW DATE	05/05/2022	BY	NWA
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86333 EASTPORT DR, FERNANDINA BEACH

TOTAL OB/XF											
8,640											

Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			320,281
TOTAL MARKET OB/XF VALUE			8,640
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			456,421
SOH/AGL Deduction			219,412
ASSESSED VALUE			237,009
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			187,009
TOTAL JUST VALUE			456,421
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			442,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1293/0668	2/07/2005	WD	U	I	21
GRANTOR: INTERVEST CONSTRUCTIO					SALE PRICE
GRANTEE: LITTLE NORMAN & BET					
1199/0020	12/31/2003	QC	U	V	06
GRANTOR: LANDMAR RESORTS INC					
GRANTEE: INTERVEST CONSTRUCT					

BUILDING NOTES					

BUILDING DIMENSIONS					
FSP=[YR=2004] W13 BAS=[YR=2004] W30 S30 FGR=[YR=2004] S26 E20 N20 W9 N6 W11\$ E11 S6 E11 FOP=[YR=2004] S2 E9 N2 W2 N2 W5 S2 W2\$ E2 N2 E5 S2 E14 N28 W13 N8\$ S8 E13 N8\$ PTR=E15 FUS=[YR=2004] E14 S18 E3 S3 E7 S14 W12 N2 W12 N33\$ W15\$.					