LOT 83
NORTH HAMPTON PHASE 1 PB 6/215

PAIGE JON A & LINDA A
86351 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0083-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

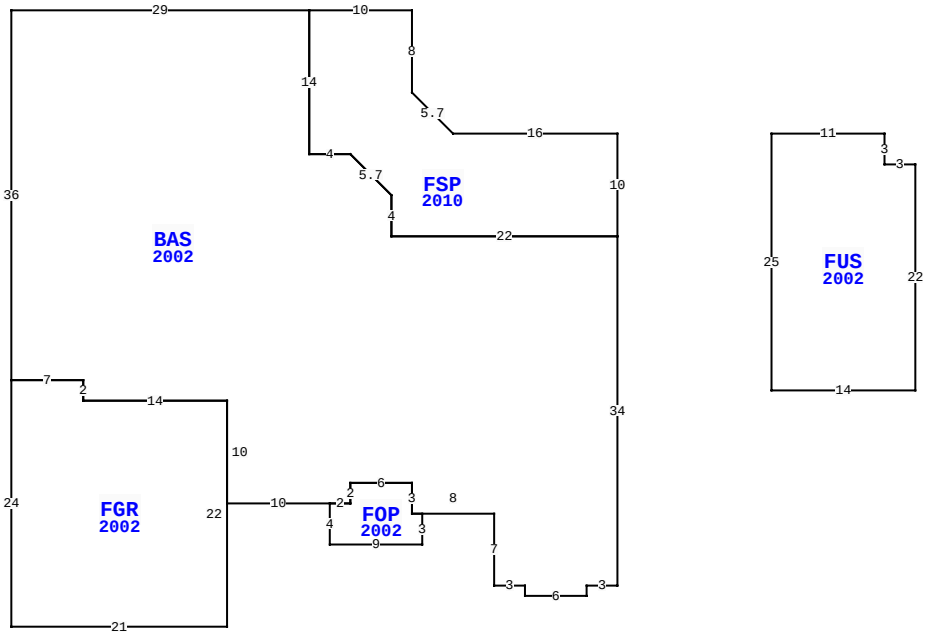
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2,102	280,349
FGR	476	55	262	34,943
FOP	47	30	14	1,868
FSP	372	40	149	19,873
FUS	341	100	341	45,480
TOTALS	3,338		2,868	382,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,868	115.9725	144.97	415,774	2002	2007	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2021 Heated Area: 2443 HX Base Yr 2021



86351 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		382,512
TOTAL MARKET OB/XF VALUE		5,995
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		516,007
SOH/AGL Deduction		190,177
ASSESSED VALUE		325,830
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		275,830
TOTAL JUST VALUE		516,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209266	NEW CONSTR	176,489	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2298/1696	8/16/2019	WD	Q	I	02	350,000
GRANTOR: FANELLI LIVING TRUST						
GRANTEE: PAIGE JON A & LINDA						
2020/0638	12/07/2015	WD	U	I	11	100
GRANTOR: FANELLI JOSEPH J & CA						
GRANTEE: FANELLI LIVING TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W16 U4 L4 N8 W10 BAS=[YR=2002] W29 S36
FGR=[YR=2002] S24 E21 N22 W14 N2 W7 $ E7 S2 E14 S10 E10
FOP=[YR=2002] S4E9 N3 W1 N3 W6 S2 W2 $ E2 N2 E6 S3 E8 S7 E3
S1 E6 N1 E3 N34W22 N4 U4 L4 W4 N14 $ S14 E4 D4 R4 S4 E22
N10$ PTR= E15 FUS=[YR=2002] E11 S3 E3 S22 W14 N25 $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	700.00	SF	5.20	5.20	100	2002	2002	3	82	2,985	

LAND DESCRIPTION

TOTAL OB/XF 5,995

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	000134	C	SFR POND	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 05/05/2022 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS