

LOT 87
IN OR 1423/1880
NORTH HAMPTON PHASE 1 PB 6/215

LOWREY DIANA T
86403 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0087-0000



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	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,028	100	2,028	272,145
FGR	745	55	410	55,020
FOP	46	30	14	1,878
FSP	200	40	80	10,736
PTO	140	5	7	940
TOTALS	3,159		2,539	340,719

L N	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	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	6.50	100	2006	2006	3	87	322	
3	0811	CONCRETE B	0 100	0	0	1,090.00	SF	5.20	5.20	100	2006	2006	3	87	4,931	
4	0810	CONCRETE A	0 100	13	4	52.00	SF	6.50	6.50	100	2006	2006	3	87	294	

LAND DESCRIPTION			TOTAL OB/XF 8,697													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 01/06/2023 BY NWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,539	117.3312	146.66	372,370	2006	2006	0	0	0	8.50	91.50	
1 SNGL FAM - 100% - 2007 Heated Area: 2028 HX Base Yr 2007													
86403 EASTPORT DR, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 4			Tax Dist:		
BUILDING MARKET VALUE			340,719		
TOTAL MARKET OB/XF VALUE			8,697		
TOTAL LAND VALUE - MARKET			127,500		
TOTAL MARKET VALUE			476,916		
SOH/AGL Deduction			206,487		
ASSESSED VALUE			270,429		
TOTAL EXEMPTION VALUE			HX HB WX 55,000		
BASE TAXABLE VALUE			215,429		
TOTAL JUST VALUE			476,916		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			461,754		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16221	NEW CONSTR	1,500	11/01/2005
M10704	H/AC	0	11/01/2005
P10100	NEW CONSTR	0	09/01/2005
R08159	REPAIR/RRF	3,500	08/01/2005
B15944	NEW CONSTR	419,900	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1423/1880	6/28/2006	WD Q	I		
SALE PRICE 395,000					
GRANTOR: INTERVEST CONSTRUCTIO					
GRANTEE: LOWREY ROBERT J & D					
1291/0360	1/27/2005	WD U	V	19	1,425,900
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: INTERVEST CONSTRUCT					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N51 FSP=[YR=2006] N10 PTO=[YR=2006] N7 W20 S7 E20\$W20S10 E20\$W20N17W20S50 FGR=[YR=2006] W12 S23 E12 S2 E21 N21 W7 N2 W14 N2\$S2 E14 S2 E7 S9 FOP=[YR=2006] S7 E8 N2W2N5W6\$ E6 S5 E13\$.									