

LOT 90
IN OR 2053/1596
NORTH HAMPTON PHASE 1 PB 6/215

KILGORE EMORY A & TRUDY L L/E
86443 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034-1132

2024

12-2N-27-1460-0090-0000



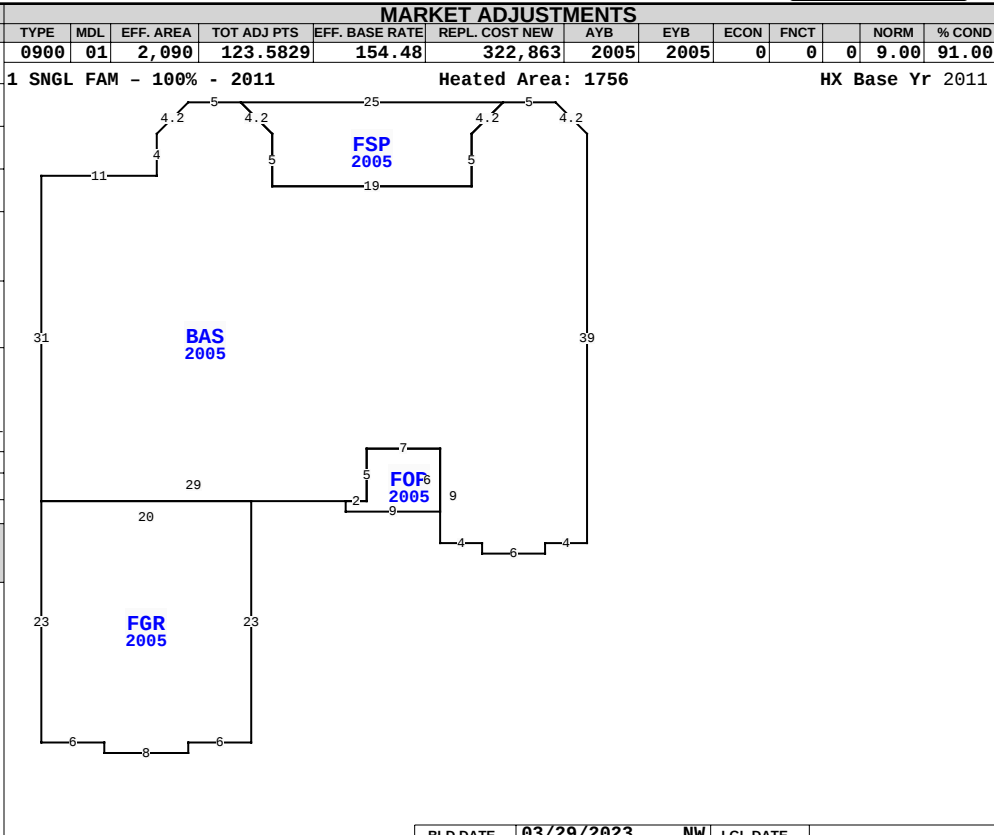
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 70
Interior Floo	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	1,756	100	1,756	246,853
FGR	468	55	257	36,128
FOP	44	30	13	1,827
FSP	161	40	64	8,997
TOTALS	2,429		2,090	293,805

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	1,100.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	0	0	360.00	SF	6.50	6.50	
4	0858	SCULP CONC	0	100	0	0	400.00	SF	13.00	13.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100		PUD	0.00	0.00	1.00	LT	



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86443 EASTPORT DR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		293,805	
TOTAL MARKET OB/XF VALUE		15,090	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		436,395	
SOH/AGL Deduction		186,458	
ASSESSED VALUE		249,937	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		199,937	
TOTAL JUST VALUE		436,395	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		423,344	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412973	NEW CONSTR	374,245	07/08/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2053/1596	5/16/2016	WD	U	I	11
GRANTOR: KILGORE EMORY A & TRU					SALE PRICE
GRANTEE: KILGORE EMORY A & T					100
1296/1601	2/22/2005	WD	Q	I	
GRANTOR: INTERVEST CONSTRUCTIO					288,900
GRANTEE: KILGORE EMORY & TRU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] U3 L3 W5 FSP=[YR=2005] W25 D3 R3 S5 E19 N5 U3 R3 \$ D3 L3 S5 W19 N5 U3 L3 W5 D3 L3 S4 W11 S31 FGR=[YR=2005] S23 E6 S1 E8 N1 E6 N23 W20 \$ E29 FOP=[YR=2005] S1 E9 N6 W7 S5 W2 \$ E2 N5 E7 S9 E4 S1 E6 N1 E4 N39 \$.											