

LOT 94
IN OR 1344/378
NORTH HAMPTON PHASE 1 PB 6/215

KING JOHN H & MAUREEN C
86493 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0094-0000



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	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	

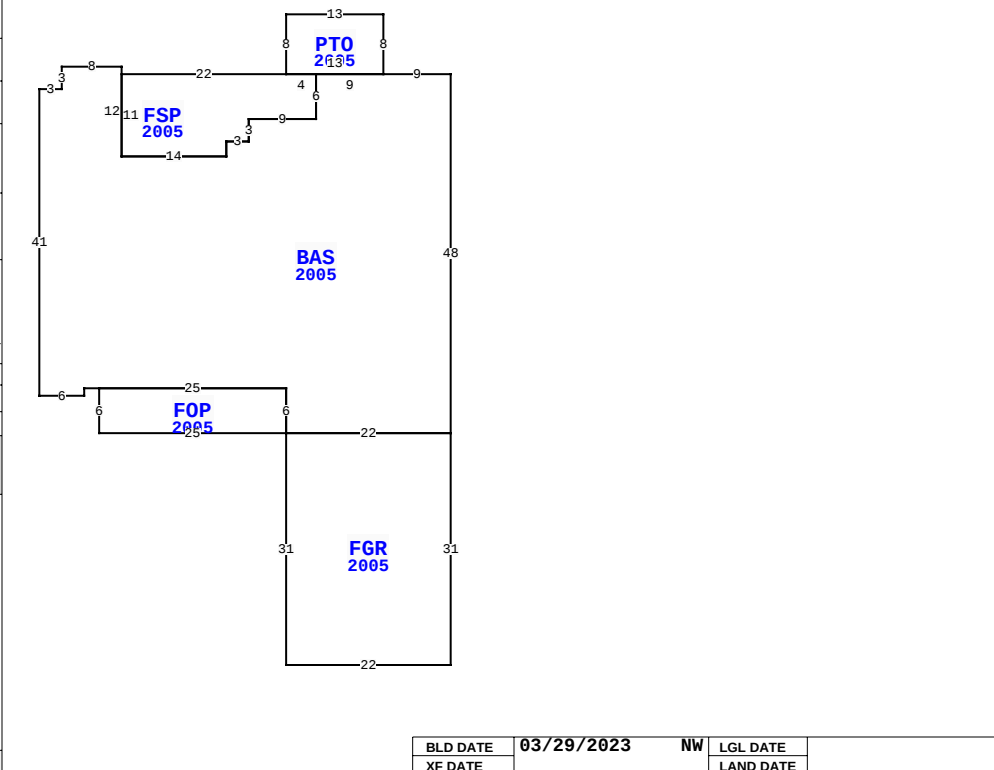
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	300,957
FGR	682	55	375	50,952
FOP	150	30	45	6,114
FSP	235	40	94	12,772
PTO	104	5	5	680
TOTALS	3,386		2,734	371,475

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,525.00	SF	4.00

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

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,734	119.4480	149.31	408,214	2005	2005	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2006 Heated Area: 2215 HX Base Yr 2006												



86493 EASTPORT DR, FERNANDINA BEACH				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115		
1,525.00	SF	4.00	4.00	100	2005	2005	3	86	5,246		

TOTAL OB/XF									
8,361									

Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					371,475				
TOTAL MARKET OB/XF VALUE					8,361				
TOTAL LAND VALUE - MARKET					127,500				
TOTAL MARKET VALUE					507,336				
SOH/AGL Deduction					208,593				
ASSESSED VALUE					298,743				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					248,743				
TOTAL JUST VALUE					507,336				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					490,786				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006085	ROOF	23,326	07/30/2020
P09933	OTHER	0	08/01/2005
E14738	ELEC OTHER	1,500	04/01/2005
M09652	MECH OTHER	0	04/01/2005
P09216	OTHER	0	03/01/2005
R07286	REPAIR/RRF	3,500	02/01/2005

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1344/0378		8/23/2005	WD	Q	I		318,200		
GRANTOR: INTERVEST CONSTRUCTIO									
GRANTEE: KING JOHN H & MAURE									
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=2005] W9 PTO=[YR=2005] N8 W13 S8 FSP=[YR=2005] W22 S11 E14 N2 E3 N3 E9 N6 W4 \$ E13 \$ W9 S6 W9 S3 W3 S2 W14 N12 W8 S3 W3 S41 E6 N1 E2 FOP=[YR=2005] S6 E25 FGR=[YR=2005] S31 E22 N31 W22 \$ N6 W25 \$ E25 S6 E22 N48 \$.									