



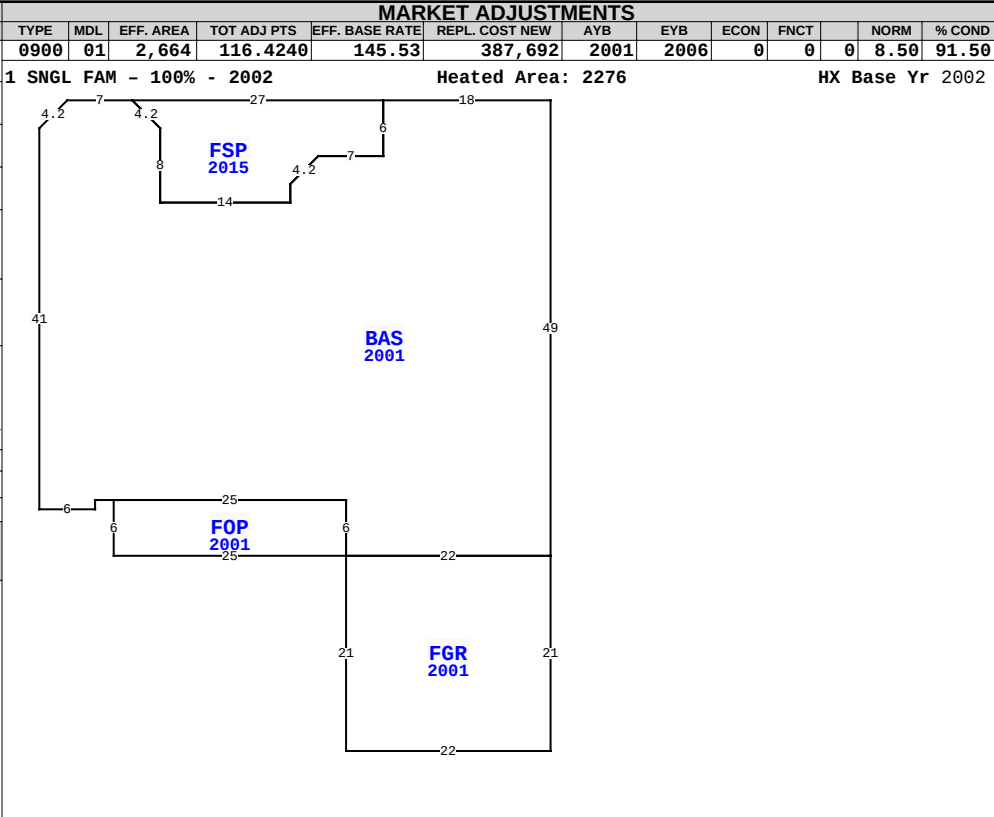
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,276	100	2,276	303,072
FGR	462	55	254	33,823
FOP	150	30	45	5,992
FSP	223	40	89	11,851

TOTALS	3,111		2,664	354,738
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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	0811	CONCRETE B	0	100	0	0	959.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	7	32	224.00	SF	6.50	6.50	



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

86509 EASTPORT DR, FERNANDINA BEACH											
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LAND DESCRIPTION										TOTAL OB/XF								5,154	
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	LA VAL		
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	1		

NASSAU COUNTY PROPERTY												PAGE 1 of 1 4											
VALUATION SUMMARY												STANDARD											
VALUATION BY												Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE												354,738											
TOTAL MARKET OB/XF VALUE												5,154											
TOTAL LAND VALUE - MARKET												127,500											
TOTAL MARKET VALUE												487,392											
SOH/AGL Deduction												206,691											
ASSESSED VALUE												280,701											
TOTAL EXEMPTION VALUE												50,000											
BASE TAXABLE VALUE												230,701											
TOTAL JUST VALUE												487,392											
NCON VALUE												0											
INCOME VALUE																							
PREVIOUS YEAR MKT VALUE												471,617											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007409	REPAIR/RRF	21,000	09/03/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2566/1017	5/27/2022	QC	U	I	11	100			
GRANTOR:HILL GERALD W & PAMEL									
GRANTEE:HILL DAVID W & AMY									
1024/1346	12/13/2001	WD	Q	I		210,800			
GRANTOR:INTERVEST CONSTRUCTION									
GRANTEE:HILL GERALD W & PAM									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W18 FSP=[YR=2015] W27 D3 R3 S8 E14 N2 U3 R3 E7 N6 \$ S6 W7 D3 L3 S2 W14 N8 U3 L3 W7 D3 L3 S41 E6 N1 E2 FOP=[YR=2001] S6 E25 FGR=[YR=2001] S21 E22 N21 W22 \$ N6 W25 \$ E25 S6 E22 N49 \$.											