LOT 97
IN OR 2286/1388
NORTH HAMPTON PHASE 1 PB 6/215

TOUCH STACEY BROWN
86508 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0097-0000

BUILDING CHARACTERISTICS

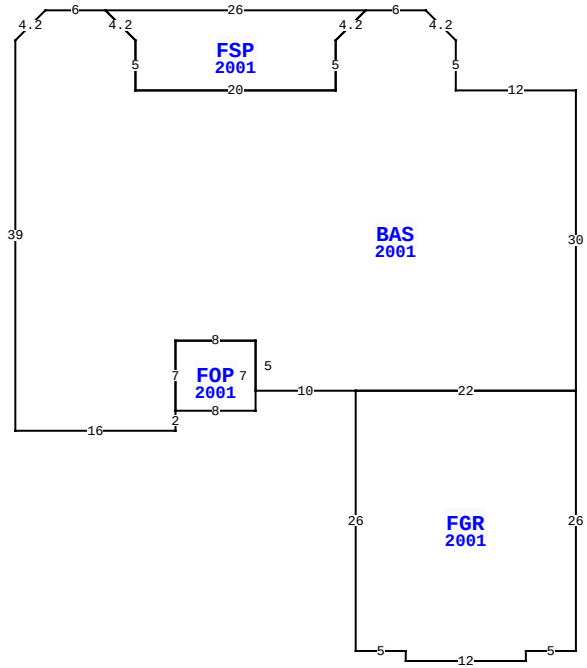
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,878	100	1,878	239,715
FGR	584	55	321	40,974
FOP	56	30	17	2,170
FSP	169	40	68	8,680
TOTALS	2,687		2,284	291,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,284	114.7335	143.42	327,571	2001	2001	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 1878 HX Base Yr 2019



86508 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		291,538
TOTAL MARKET OB/XF VALUE		7,978
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		404,516
SOH/AGL Deduction		124,896
ASSESSED VALUE		279,620
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		229,620
TOTAL JUST VALUE		404,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007737	REPAIR/RRF	22,776	08/25/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2286/1388	4/16/2019	QC	U	I	11	100
GRANTOR: TOUCH CHRISTOPHER E						
GRANTEE: TOUCH STACEY B						
2223/1244	9/13/2018	WD	Q	I	02	316,500
GRANTOR: MCBURNETT NOAH L & ST						
GRANTEE: TOUCH STACEY BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 N5 L3 U3 W6 FSP=[YR=2001] W26 D3 R3 S5 E20 N5 R3 U3 $ D3 L3 S5 W20 N5 L3 U3 W6 D3 L3 S39 E16 N2 FOP=[YR=2001] E8 N7 W8 S7 $ N7 E8 S5 E10 FGR=[YR=2001] S26 E5 S1 E12 N1 E5 N26 W22 $ E22 N30 $.

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	2001	2001	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,096.00	SF	4.00	4.00	100	2001	2001	3	80	3,507	
3	0810	CONCRETE A	0	100	12	16	192.00	SF	6.50	6.50	100	2001	2001	3	80	998	
5	0855	CONC PAVER	0	100	0	0	60.00	SF	10.00	10.00	100	2003	2003	3	83	498	

LAND DESCRIPTION

TOTAL OB/XF 7,978

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	000141	C	SFR GOLF B	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS