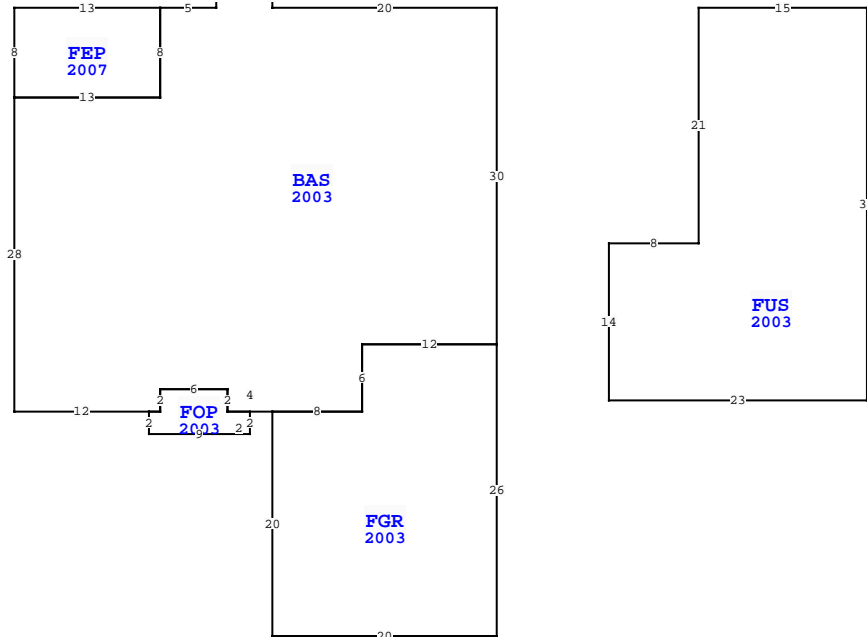




BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	16	WD FR STUC	100	
Roof Structur	08	IRREGULAR	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	70	
Interior Floo	11	CLAY TILE	30	
Air Condition	03	CENTRAL	100	
Heating Type	04	AIR DUCTED	100	
Bedrooms		3	100	
Bathrooms		2.5	100	
Frame	02	WOOD FRAME	100	
Stories	2.	2.100		
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	1,370	100	1,370	182,225
FEP	104	80	83	11,040
FGR	472	55	260	34,583
FOP	30	30	9	1,197
FUS	637	100	637	84,728
TOTALS	2,613		2,359	313,773

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,359	118.2321	147.79	348,637	2003	2003	0	0	10.00	90.00	
1 SNGL FAM - 100% - 2024 Heated Area: 2007 HX Base Yr 2024												



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		313,773	
TOTAL MARKET OB/XF VALUE		6,405	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		425,178	
SOH/AGL Deduction		0	
ASSESSED VALUE		425,178	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		375,178	
TOTAL JUST VALUE		425,178	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617046	ADDITION	11,500	09/01/2006
B0310805	NEW CONSTR	146,926	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2641/333	5/01/2023	WD Q	Q	I	01	440,000
GRANTOR: MCGEE 1999 REVOCABLE						
GRANTEE: FENTON WILLIAM JOHN						
1182/0733	10/22/2003	WD Q	Q	I		246,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MCGEE DIANE TILLMAN						

EXTRA FEATURES		86490 EASTPORT DR, FERNANDINA BEACH														
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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0812	CONCRETE C	0	100	0	1,012.00	SF	4.00	4.00	100	2003	2003	3	83	3,360	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		09/16/2020	KKA

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003;ORIG=0,0] W20 N2 W5 S2 W5 S8 W13 S28 E12 E1 N2 E6 S2 E4 E8 N6 E12 N30 \$
FUS=[YR=2003;ORIG=10,21] E8 N21 E15 S35 W23 N14 \$
FGR=[YR=2003;ORIG=-20,36] S20 E20 N26 W12 S6 W8 \$
FEP=[YR=2007;ORIG=-30,0] W13 S8 E13 N8 \$
FOP=[YR=2003;ORIG=-31,36] S2 E9 N2 W2 N2 W6 S2 W1 \$

LAND DESCRIPTION		TOTAL OB/XF 6,405																						
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							