



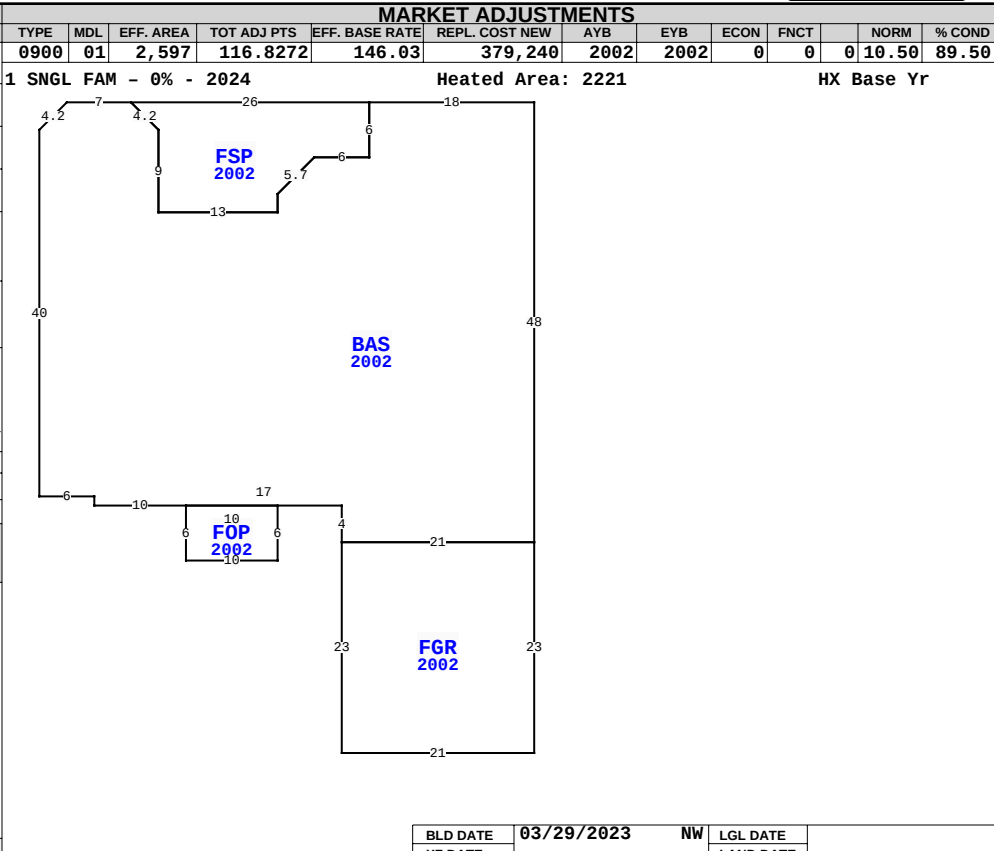
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,221	100	2,221	290,278
FGR	483	55	266	34,765
FOP	60	30	18	2,353
FSP	229	40	92	12,024
TOTALS	2,993		2,597	339,420

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0	0	0	1,049.00	SF	10.00	
3	0910	SCRN RM L	0	0	0	294.00	SF	15.00	



86482 EASTPORT DR, FERNANDINA BEACH									
BLD DATE		03/29/2023		NW		LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			

LAND DESCRIPTION										TOTAL OB/XF 16,482									
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
1	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1 4									
VALUATION SUMMARY										STANDARD									
VALUATION BY					Tax Group: 4					Tax Dist:									
BUILDING MARKET VALUE															339,420				
TOTAL MARKET OB/XF VALUE															16,482				
TOTAL LAND VALUE - MARKET															105,000				
TOTAL MARKET VALUE															460,902				
SOH/AGL Deduction															0				
ASSESSED VALUE															460,902				
TOTAL EXEMPTION VALUE															0				
BASE TAXABLE VALUE															460,902				
TOTAL JUST VALUE															460,902				
NCON VALUE															0				
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE															446,052				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530441	SCRNRM	6,566	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2621/0262	2/23/2023	WD	Q	I	01	565,000	
GRANTOR: WORRELL JAMES W & KAR							
GRANTEE: BROWN MICHAEL JOSEP							
1792/0096	4/17/2012	WD	Q	I	02	240,000	
GRANTOR: LAMERE KENNETH W JR &							
GRANTEE: WORRELL JAMES W & K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W18 FSP=[YR=2002] W26 D3 R3 S9 E13 N2 R4 U4 E6 N6 \$ S6 W6 D4 L4 S2 W13 N9 L3 U3 W7 D3 L3 S40 E6 S1 E10 FOP=[YR=2002] S6 E10 N6 W10 \$ E17 S4 FGR=[YR=2002] S23 E21 N23 W21 \$ E21 N48 \$.									