

LOT 107
IN OR 2161/1115
NORTH HAMPTON PHASE 1 PB 6/215

GRUPPOSO JAMES & DEBORAH
86392 EASTPORT DR
FERNANDINA BEACH, FL 32034-8133

2024

12-2N-27-1460-0107-0000



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 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
Occupancy	00	NONE 100

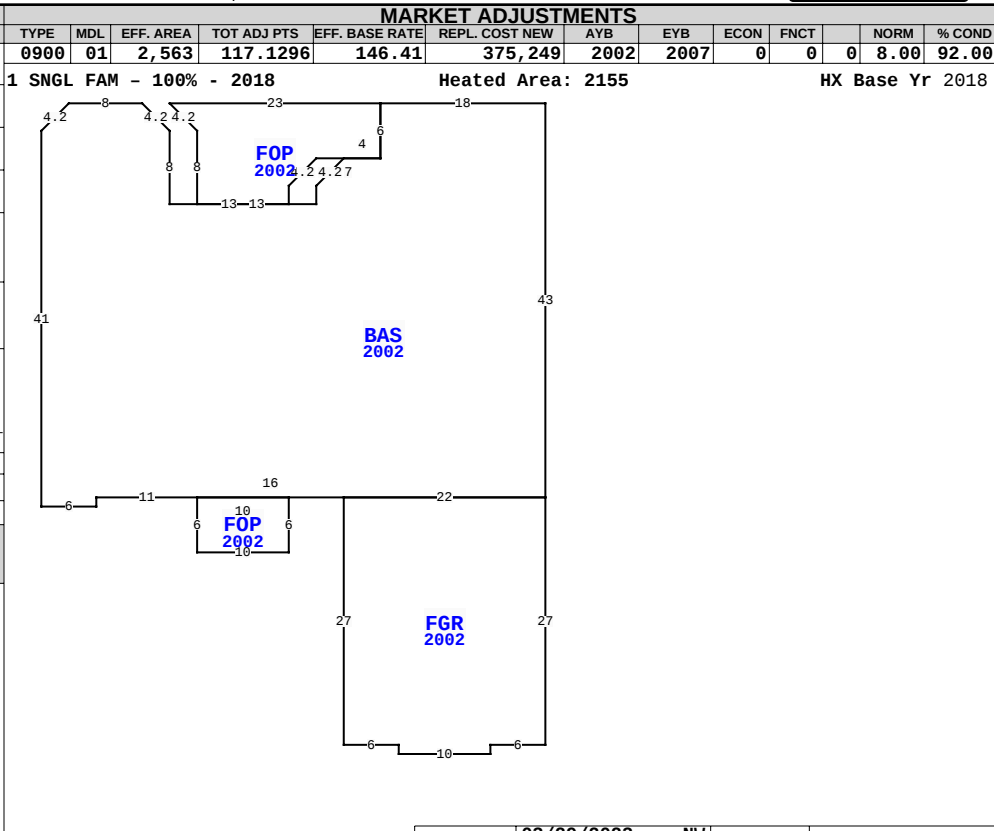
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2,155	290,273
FGR	604	55	332	44,719
FOP	60	30	18	2,424
FOP	194	30	58	7,813

TOTALS	3,013		2,563	345,229
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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	0811	CONCRETE B	0	100	0	0	1,483.00	SF	5.20
3	0910	SCRN RM L	0	100	0	0	322.00	SF	15.00
4	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00



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

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	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	1,483.00	SF	5.20	5.20	100	2002	2002	3	82	6,324	
3	0910	SCRN RM L	0	100	0	0	322.00	SF	15.00	15.00	100	2004	2004	3	22	1,063	
4	0855	CONC PAVER	0	100	0	0	322.00	SF	10.00	10.00	100	2004	2004	3	84	2,705	

TOTAL OB/XF										13,102							
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
1	000134	C	SFR POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE		345,229			
TOTAL MARKET OB/XF VALUE		13,102			
TOTAL LAND VALUE - MARKET		127,500			
TOTAL MARKET VALUE		485,831			
SOH/AGL Deduction		211,616			
ASSESSED VALUE		274,215			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		224,215			
TOTAL JUST VALUE		485,831			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		470,625			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004730	REPAIR/RRF	20,392	06/18/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2161/1115	11/27/2017	WD	Q	I	01
GRANTOR: ABRAHAMS VINCENT A TR					SALE PRICE
GRANTEE: GRUPPOSO JAMES & DE					319,000
1495/0680	4/27/2007	WD	U	I	07
GRANTOR: MORICONI ISABELLE S					100
GRANTEE: ABRAHAMS VINCENT A					

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002] W18 FOP=[YR=2002] W23 D3 R3 S8 E13 N2 R3 U3 E4 N6 \$ S6 W7 D3 L3 S2 W13 N8 U3 L3 W8 D3 L3 S41 E6N1 E11 FOP=[YR=2002] S6 E10 N6 W10 \$ E16 FGR=[YR=2002] S27 E6 S1 E10 N1 E6 N27 W22 \$ E22 N43 \$.									