

LOT 115
IN OR 2019/1864
NORTH HAMPTON PHASE 1 PB 6/215

JACKSON LEE & MEGHAN L
86170 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0115-0000

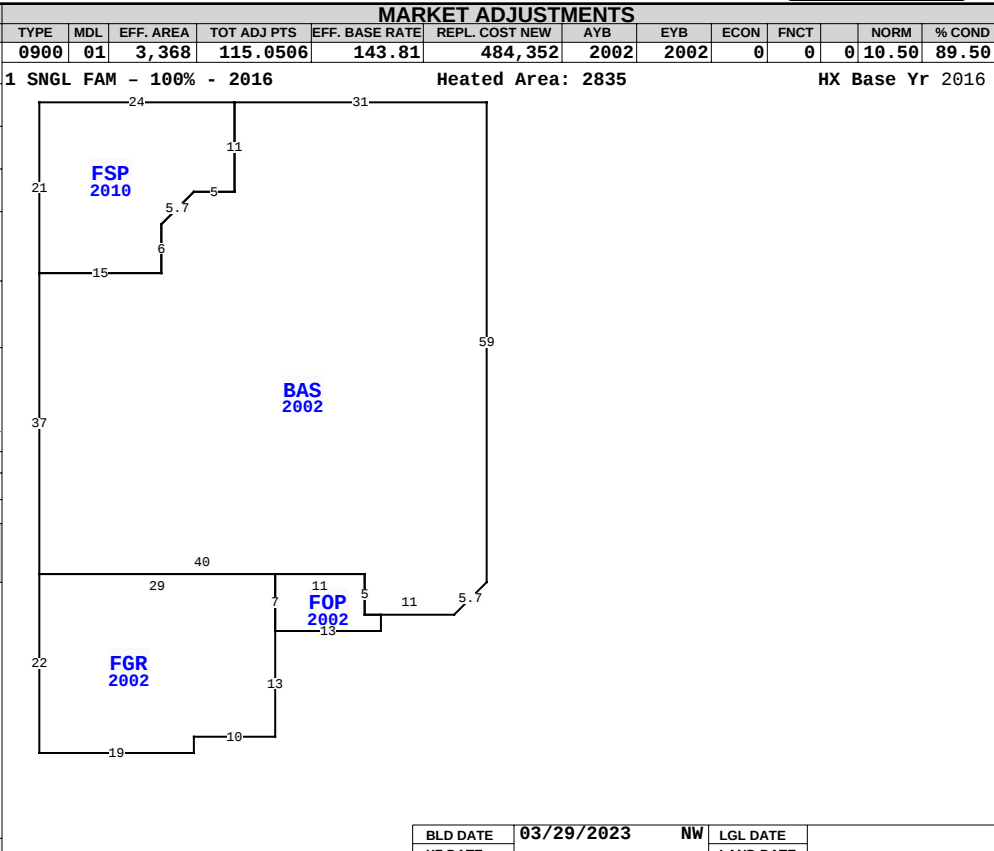


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,835	100	2,835	364,892
FGR	618	55	340	43,761
FOP	81	30	24	3,089
FSP	422	40	169	21,752
TOTALS	3,956		3,368	433,495

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	1,170.00	SF	5.20	5.20	
2	0462	ST/AL FNC	0	100	144	4	576.00	SF	10.00	10.00	



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
86170 EASTPORT DR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		433,495	
TOTAL MARKET OB/XF VALUE		8,906	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		547,401	
SOH/AGL Deduction		203,702	
ASSESSED VALUE		343,699	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		293,699	
TOTAL JUST VALUE		547,401	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		528,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209976	NEW CONSTR	210,981	07/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2019/1864	12/18/2015	WD	Q	I	01	337,500
GRANTOR: WILDES CEDRIC L & JEN						
GRANTEE: JACKSON LEE & MEGHA						
1622/1571	6/01/2009	WD	Q	I	01	290,000
GRANTOR: GUNTER MILLEGE W & MA						
GRANTEE: WILDES CEDRIC L & J						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2002] W31 FSP=[YR=2010] W24 S21 E15 N6 U4 R4 E5 N11 \$ S11 W5 D4 L4 S6 W15 S37 FGR=[YR=2002] S22 E19 N2 E10 N13 FOP=[YR=2002] E13 N2 W2N5 W11 S7 \$ N7 W29 \$ E40 S5 E11 U4 R4 N59 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	105,000.00	105,000.00	105,000								