

LOT 119
IN OR 2226/1667
NORTH HAMPTON PHASE 1 PB 6/215

MEREDITH SANDRA L/E/
86104 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0119-0000



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	2,351	100	2,351	321,071
FGR	676	55	372	50,803
FOP	56	30	17	2,322
FSP	216	40	86	11,745

TOTALS	3,299		2,826	385,941
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,136.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0858	SCULP CONC	0	100	0	0	60.00	SF	13.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,826	122.0688	152.59	431,219	2002	2002	0	0	0	10.50
1 SNGL FAM - 100% - 2019 Heated Area: 2351 HX Base Yr 2019											

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	0811	CONCRETE B	0	100	0	0	1,136.00	SF	5.20	5.20	100	2002	2002	3	82	4,844	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	
3	0858	SCULP CONC	0	100	0	0	60.00	SF	13.00	13.00	100	2007	2007	3	97	757	

LAND DESCRIPTION										TOTAL OB/XF										8,611	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	105,000.00				
REVIEW DATE		01/06/2023		BY		NWA		Total Acres: 0.00		Total Land Value: 105,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				Tax Dist:
BUILDING MARKET VALUE										385,941				
TOTAL MARKET OB/XF VALUE										8,611				
TOTAL LAND VALUE - MARKET										105,000				
TOTAL MARKET VALUE										499,552				
SOH/AGL Deduction										179,443				
ASSESSED VALUE										320,109				
TOTAL EXEMPTION VALUE										55,000				HX HB WX
BASE TAXABLE VALUE										265,109				
TOTAL JUST VALUE										499,552				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										482,396				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216269	OTHER	0	12/01/2012
B0209619	NEW CONSTR	230,000	06/01/2002

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2226/1667	9/24/2018	LE	U	I	11	100			
GRANTOR: MEREDITH WILLIAM G &									
GRANTEE: MEREDITH WILLIAM G									
1388/1104	2/13/2006	WD	Q	I		375,000			
GRANTOR: FIERMAN PAUL B									
GRANTEE: MEREDITH WILLIAM G									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W26 FSP=[YR=2010] W24 S9 E24 N9 \$ S9 W24 S49 E13 N2 FOP=[YR=2002] E8 FGR=[YR=2002] S15 E10 S2 E19 N24 W29 S7 \$ N7 W8 S7 \$ N7 E37 N49 \$.									