

LOT 122
IN OR 1030/425
NORTH HAMPTON PHASE 1 PB 6/215

VOORHEIS BRUCE & MARLENE
86066 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0122-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	64	15	10	1,246
BAS	2,514	100	2,514	313,200
FGR	666	55	366	45,597
FOP	54	30	16	1,994
FOP	153	30	46	5,731
FUS	620	100	620	77,241

TOTALS	4,071		3,572	445,008
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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	0812	CONCRETE C	0	100	0	0	1,228.00	SF	4.00
3	0861	POOL GUNIT	0	100	28	13	364.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	500.00	SF	7.25
5	1126	CB/STC 8"	0	100	14	4	56.00	SF	8.00
6	0910	SCRN RM L	0	100	24	36	864.00	SF	15.00

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

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,572	111.9825	139.98	500,009	2001	2001		0	0	11.00	89.00	
1 SNGL FAM - 100% - 2002 Heated Area: 3134 HX Base Yr 2002													

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

86066 EASTPORT DR, FERNANDINA BEACH																	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975								
1,228.00	SF	4.00	4.00	100	2001	2001	3	80	3,930								
364.00	SF	85.00	85.00	100	2001	2001	3	27	8,354								
500.00	SF	7.25	7.25	100	2001	2001	3	80	2,900								
56.00	SF	8.00	8.00	100	2001	2001	3	80	358								
864.00	SF	15.00	15.00	100	2001	2001	3	20	2,592								

TOTAL OB/XF										21,109							
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	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

Total Acres:	0.00	Total Land Value:	105,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE					445,008
TOTAL MARKET OB/XF VALUE					21,109
TOTAL LAND VALUE - MARKET					105,000
TOTAL MARKET VALUE					571,117
SOH/AGL Deduction					281,753
ASSESSED VALUE					289,364
TOTAL EXEMPTION VALUE		HX HB			50,000
BASE TAXABLE VALUE					239,364
TOTAL JUST VALUE					571,117
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					552,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009271	REPAIR/RRF	33,077	10/19/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1030/0425	1/10/2002	WD U	I	21	
GRANTOR: MORRISON HOMES INC					
GRANTEE: VOORHEIS BRUCE & MA					
1018/0405	11/06/2001	WD U	V	19	
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W8 FOP=[YR=2001] W17 S9 E17 N9 \$ S9 W17 N9 W26 S50 FGR=[YR=2001] S24 E19 N3 E10 N15 FOP=[YR=2001] E9 N6 W9 S6 \$ N6 W29 \$ E38 S9 E13 N59\$ PTR= E10 BAL=[YR=2001] E8 FUS=[YR=2001] E8 S45 W10 N6 W6 N31 E8 N8 \$ S8 W8 N8 \$ W10 \$.									