

LOT 127
IN OR 1942/1783
NORTH HAMPTON PHASE 1 PB 6/215

BERK JONATHAN L & DEBRA L
86006 EASTPORT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0127-0000



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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	81	15	12	1,474
BAS	2,535	100	2,535	311,419
FGR	647	55	356	43,734
FOP	54	30	16	1,965
FOP	170	30	51	6,265
FUS	701	100	701	86,116

TOTALS	4,188		3,671	450,973
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EXTRA FEATURES				
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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	0812	CONCRETE C	0	100	0	0	1,197.00	SF	4.00	4.00	100	2002	2002	3	82	3,926	
2	0910	SCRN RM L	0	100	0	0	840.00	SF	15.00	15.00	100	2002	2002	3	20	2,520	
3	0861	POOL GUNIT	0	100	0	0	204.00	SF	85.00	85.00	100	2002	2002	3	29	5,029	
4	0845	KOOL DECK	0	100	0	0	636.00	SF	7.25	7.25	100	2002	2002	3	82	3,781	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400	
6	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2006	2006	3	44	1,690	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	69	207	

LAND DESCRIPTION																	
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	LAND VALUE
1	000141	C	SFR GOLF B	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,671	109.8090	137.26	503,881	2002	2002	0	0	0	10.50	89.50	
1 SNGL FAM - 100% - 2015 Heated Area: 3236 HX Base Yr 2015													

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

86006 EASTPORT DR, FERNANDINA BEACH																	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		450,973	
TOTAL MARKET OB/XF VALUE		17,553	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		573,526	
SOH/AGL Deduction		217,368	
ASSESSED VALUE		356,158	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		306,158	
TOTAL JUST VALUE		573,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		554,303	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209303	NEW CONSTR	200,000	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1783	10/20/2014	WD	Q	I	01	372,500
GRANTOR: SMITH RANDAL M & DONN						
GRANTEE: BERK JONATHAN L & D						
1342/0872	8/17/2005	WD	Q	I		445,000
GRANTOR: COLLINS JASON T & MAR						
GRANTEE: SMITH RANDAL M & DO						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2002] W8 FOP=[YR=2002] W17 S10 E17 N10\$ S10 W17 N10 W26 S51 FGR=[YR=2002] S23 E19 N2 E10 N15 FOP=[YR=2002] E9 N6 W9 S6\$ N6 W29\$ E38 S8 E13 N59\$ PTR=E25 BAL=[YR=2002] E9 FUS=[YR=2002] E8 S46 W17 N37 E9 N9\$ S9 W9 N9\$ W25\$.																	