

PORTEGIES-ZWART CAROLYN RAE REVOCABLE TRUST/PORTEG
86037 EASTPORT DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0130-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall08WD FR STUC 100
Roof Structure08IRREGULAR 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floor11CLAY TILE 60
Interior Floor14CARPET 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
BathroomsFrame
Stories UnitsOccupancy

Quality04Quality Level 04
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA04
NEIGHBORHOOD/LOC4043.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS2,8431002,843361,927
FGR6285534543,920
FOP9130273,437
FSP3884015519,732

TOTALS3,9503,370429,017

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCT% NORM% COND

0900013,370113.7948142.24479,349200220020010.5089.50

1 SNGL FAM - 100% - 2011Heated Area: 2843HX Base Yr 2011

FSP2002
BAS2002
FOP2002
FGR2002

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD
Tax Group: 4Tax Dist:
BUILDING MARKET VALUEDISTRICT VALUE429,017
TOTAL MARKET OB/XF VALUEDISTRICT TOTAL25,492
TOTAL LAND VALUE - MARKETDISTRICT TOTAL127,500
TOTAL MARKET VALUEDISTRICT TOTAL582,009
SOH/AGL DeductionDISTRICT TOTAL305,669
ASSESSED VALUEDISTRICT TOTAL276,340
TOTAL EXEMPTION VALUEDISTRICT HX HB50,000
BASE TAXABLE VALUEDISTRICT TOTAL226,340
TOTAL JUST VALUEDISTRICT TOTAL582,009
INCOME VALUEDISTRICT TOTAL0
PREVIOUS YEAR MKT VALUEDISTRICT TOTAL564,297

SUMMARY

PERMIT NUMDESCRIPTIONAMTISSUED
B0210426XF0B7,05111/01/2002
B0210175NEW CONSTR210,98109/01/2002

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCDSALE PRICE
1920/01115/27/2014WDDUII11100

GRANTOR: PORTEGIES ZWART ROBER
GRANTEE: PORTEGIES ZWART ROB
1617/01904/24/2009WDDUII37320,000
GRANTOR: PRUDENTIAL RELOCATION
GRANTEE: PORTEGIES-ZWART ROB

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W24 BAS=[YR=2002] W31 S60 D4 R4 E9
FOP=[YR=2002] S1 E13 FGR=[YR=2002] S13 E10 S1 E19 N22 W29
S8\$ N7 W13 S6\$ N6 E13 N1 E29 N37 W14 N6 U4 L4 W6 N10\$ S10
E6 D4 R4 S6 E14 N20\$.

LAND DESCRIPTION

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT UNITUNIT DPHT% TOT UNITADJ LANDOTHER ANDNOTESYEARDENSITYDECLFRZYRCNSRV

1000135CSFR CNSVTN100000PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS