LOT 71
IN OR 2035/1480
NORTH HAMPTON PHASE 1 PB 6/215

LACAND NICOLAS &/BUREAU-LACAND CAROLINE
86169 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0071-0000

BUILDING CHARACTERISTICS

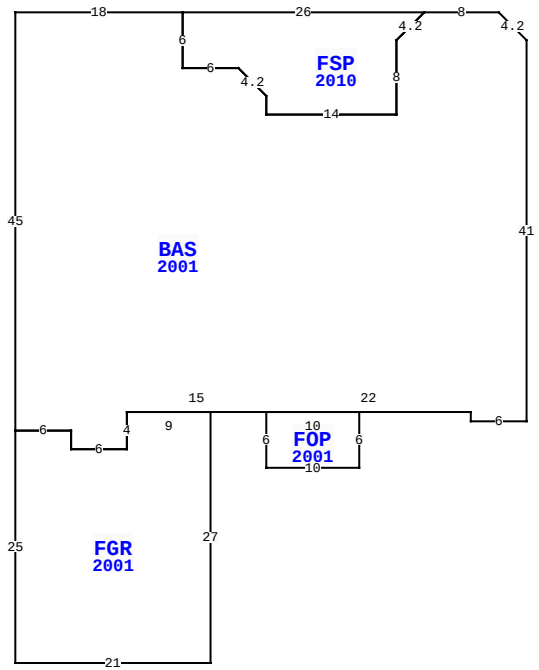
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2001	2,186	305,282
FGR	531	55	2001	292	40,779
FOP	60	30	2001	18	2,513
FSP	217	40	2010	87	12,150
TOTALS	2,994			2,583	360,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	119.5488	157.80	407,597	2001	2001	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2017 Heated Area: 2186 HX Base Yr 2017



86169 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,723
TOTAL MARKET OB/XF VALUE		9,160
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		497,383
SOH/AGL Deduction		203,194
ASSESSED VALUE		294,189
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		243,467
TOTAL JUST VALUE		497,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		480,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1903732	SCRN ENCL	12,525	04/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2035/1480	3/17/2016	WD	Q	I	01	285,000
GRANTOR: MUIR DOUGLAS &						
GRANTEE: LACAND NICOLAS & CA						
1359/0914	10/18/2005	WD	Q	I		355,000
GRANTOR: ROSS JAMES B & TAMMY						
GRANTEE: MUIR DOUGLAS & VALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] U3 L3 W8 FSP=[YR=2010] W26 S6 E6 D3 R3 S2 E14 N8 U3 R3 $ D3 L3 S8 W14 N2 U3 L3 W6 N6 W18 S45
FGR=[YR=2001] S25 E21 N27 W9 S4 W6 N2 W6 $ E6 S2 E6 N4 E15
FOP=[YR=2001] S6 E10 N6 W10 $ E22 S1 E6 N41 $.

EXTRA FEATURES

LN	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	1,134.00	SF	4.00	4.00	100	2001	2001	3	79	3,583	
2	0911	SCRN RM A	0	100	27	10	270.00	SF	17.50	17.50	100	2019	2019	3	82	3,875	
3	0810	CONCRETE A	0	100	27	10	270.00	SF	6.50	6.50	100	2019	2019	3	97	1,702	

LAND DESCRIPTION

TOTAL OB/XF 9,160

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 07/09/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS