

LOT 73
IN OR 1689/503
NORTH HAMPTON PHASE 1 PB 6/215

SHEA JEFFREY & KAY
86181 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0073-0000



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 70
Interior Floo	11	CLAY TILE 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2002	2,276	312,374
FGR	441	55	2002	243	33,351
FOP	150	30	2002	45	6,176
FOP	217	30	2002	65	8,921
TOTALS	3,084			2,629	360,822

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	0810	CONCRETE A	0	100	0	0	876.00	SF	6.50
3	0858	SCULP CONC	0	100	0	0	148.00	SF	13.00
4	0910	SCRN RM L	0	100	0	0	416.00	SF	15.00
5	0845	KOOL DECK	0	100	0	0	326.00	SF	7.25
6	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,629	116.8272	154.21	405,418	2002	2002	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2011 Heated Area: 2276 HX Base Yr 2011											
86181 EASTPORT DR, FERNANDINA BEACH											

TOTAL OB/XF											
15,250											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	0	0	876.00	SF	6.50	6.50	
3	0858	SCULP CONC	0	100	0	0	148.00	SF	13.00	13.00	
4	0910	SCRN RM L	0	100	0	0	416.00	SF	15.00	15.00	
5	0845	KOOL DECK	0	100	0	0	326.00	SF	7.25	7.25	
6	0462	ST/AL FNC	0	100	0	0	648.00	SF	10.00	10.00	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		360,822	
TOTAL MARKET OB/XF VALUE		15,250	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		503,572	
SOH/AGL Deduction		273,270	
ASSESSED VALUE		230,302	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		179,580	
TOTAL JUST VALUE		503,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		486,972	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1689/0503	7/15/2010	WD	U	I	12
GRANTOR: MCCracken Michael E					SALE PRICE
GRANTEE: SHEA JEFFREY & KAY					267,000
1365/1890	11/09/2005	WD	Q	I	
GRANTOR: COE STEPHEN M & CONNI					363,000
GRANTEE: MCCracken Michael E					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] U3 L3 W8 FOP=[YR=2002] W26 S6 E6 D3 R3 S2 E14 N8 U3 R3 \$ D3 L3 S8 W14 N2 U3 L3 W6 N6 W18 S49 FGR=[YR=2002] S21 E21 N21 W21 \$ E21 FOP=[YR=2002] E25 N6 W25 S6 \$ N6 E28 S1 E6 N41 \$.									