LOT 74
NORTH HAMPTON PHASE 1 PB 6/215

LAPLACA LYNN M L/E/
86201 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1460-0074-0000**

## BUILDING CHARACTERISTICS

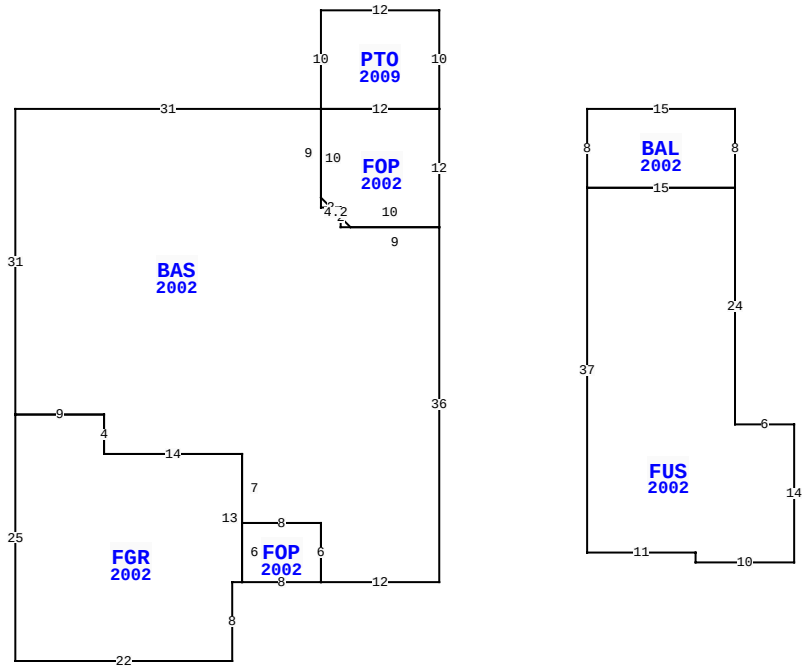
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| 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 |
| NEIGHBORHOOD/LOC | 4043.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAL | 120 | 15 | 2002 | 18 | 2,518 |
| BAS | 1,542 | 100 | 2002 | 1,542 | 215,703 |
| FGR | 511 | 55 | 2002 | 281 | 39,307 |
| FOP | 48 | 30 | 2002 | 14 | 1,958 |
| FOP | 140 | 30 | 2002 | 42 | 5,875 |
| FUS | 643 | 100 | 2002 | 643 | 89,946 |
| PTO | 120 | 5 | 2009 | 6 | 839 |
| TOTALS | 3,124 | | | 2,546 | 356,147 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,546 | 115.8192 | 152.88 | 389,232 | 2002 | 2007 | 0 | 0 | 0 | 8.50 | 91.50 |

1 SNGL FAM – 100% - 2008 Heated Area: 2185 HX Base Yr 2008




86201 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 | | 356,147 |
| TOTAL MARKET OB/XF VALUE | | 10,861 |
| TOTAL LAND VALUE - MARKET | | 105,000 |
| TOTAL MARKET VALUE | | 472,008 |
| SOH/AGL Deduction | | 190,139 |
| ASSESSED VALUE | | 281,869 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 226,147 |
| TOTAL JUST VALUE | | 472,008 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 455,196 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20008683 | 4 WINDOWS | 3,200 | 10/12/2020 |
| B22755 | XFOB | 3,400 | 08/01/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2653/1125 | 7/13/2023 | LE | U | I | 11 | 100 |
| GRANTOR: LAPLACA LYNN M | | | | | | |
| GRANTEE: MECCARIELLO LORI | | | | | | |
| 1507/0815 | 6/22/2007 | WD | Q | I | | 376,500 |
| GRANTOR: WILLS ROBERT A & MARY | | | | | | |
| GRANTEE: LAPLACA ROBERT C & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2009] N10 W12 S10 E12 $ FOP=[YR=2002] W12
BAS=[YR=2002] W31 S31 FGR=[YR=2002] S25 E22 N8 E1
FOP=[YR=2002] E8 N6 W8 S6 $ N13 W14 N4 W9 $ E9 S4 E14 S7 E8
S6 E12 N36 W9 U3 L3 N09 $ S10 E2 S2 E10 N12 $ PTR= E15
BAL=[YR=2002] E15 S8 FUS=[YR=2002] S24 E6 S14 W10 N1 W11
N37 E15 $ W15 N8 $ W15 $ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2002 | 2002 | 3 | 85 | 2,975 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 876.00 | SF | 5.20 | 5.20 | 100 | 2002 | 2002 | 3 | 80 | 3,644 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 280.00 | SF | 10.00 | 10.00 | 100 | 2007 | 2007 | 3 | 87 | 2,436 | |
| 4 | 0911 | SCRN RM A | 0 | 100 | 12 | 10 | 120.00 | SF | 17.50 | 17.50 | 100 | 2020 | 2020 | 3 | 86 | 1,806 | |

## LAND DESCRIPTION

TOTAL OB/XF 10,861

| 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 | 000140 | C | RES GOLF | 100 | 0003 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 105,000.00 | 105,000.00 | 105,000 | | | | | | | |

REVIEW DATE 03/16/2021 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS