LOT 75
NORTH HAMPTON PHASE 1 PB 6/215

POST JAMES C & JANIS H
86205 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0075-0000

BUILDING CHARACTERISTICS

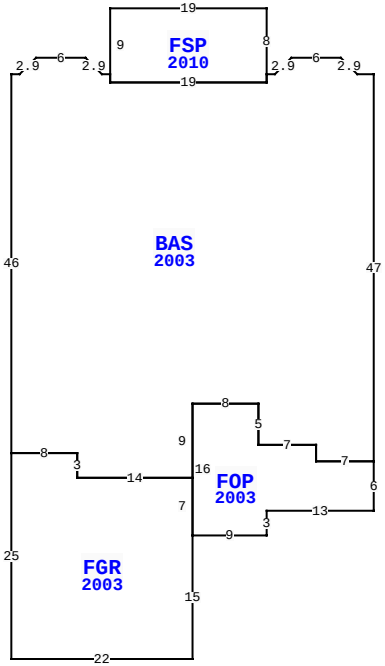
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,031	100	2003	2,031	291,585
FGR	508	55	2003	279	40,055
FOP	229	30	2003	69	9,906
FSP	171	40	2010	68	9,763
TOTALS	2,939			2,447	351,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,447	121.5249	160.41	392,523	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2021 Heated Area: 2031 HX Base Yr 2021



86205 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		351,308
TOTAL MARKET OB/XF VALUE		10,845
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		467,153
SOH/AGL Deduction		139,697
ASSESSED VALUE		327,456
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,734
TOTAL JUST VALUE		467,153
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210441	NEW CONSTR	150,838	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2392/0789	9/14/2020	WD	Q	I	01	315,000
GRANTOR: WITT RONALD DEAN & VA						
GRANTEE: POST JAMES C & JANI						
1473/0440	1/22/2007	WD	Q	I		355,000
GRANTOR: MORICONI DAVID Y & GA						
GRANTEE: WITT RONALD D & VAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 U2 L2 W6 D2 L2 W1 FSP=[YR=2010] N8 W19 S9 E19 N1 $ S1 W19 N1 W1 U2 L2 W6 D2 L2 W1 S46 FGR=[YR=2003] S25 E22 N15 FOP=[YR=2003] E9 N3 E13 N6 W7 N2 W7 N5 W8 S16 $ N7 W14 N3 W8 $ E8 S3 E14 N9 E8 S5 E7 S2 E7 N47$.

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	2003	2003	3	86	3,010	
2	0811	CONCRETE B	0	100	0	0	731.00	SF	5.20	5.20	100	2003	2003	3	82	3,117	
3	0857	SANDSTONE/	0	100	0	0	304.00	SF	16.00	16.00	100	2008	2008	3	97	4,718	

LAND DESCRIPTION

TOTAL OB/XF 10,845

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS