

LOT 76
IN OR 2534/491
NORTH HAMPTON PHASE 1 PB 6/215

SMITH CRAWFORD W
86269 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
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

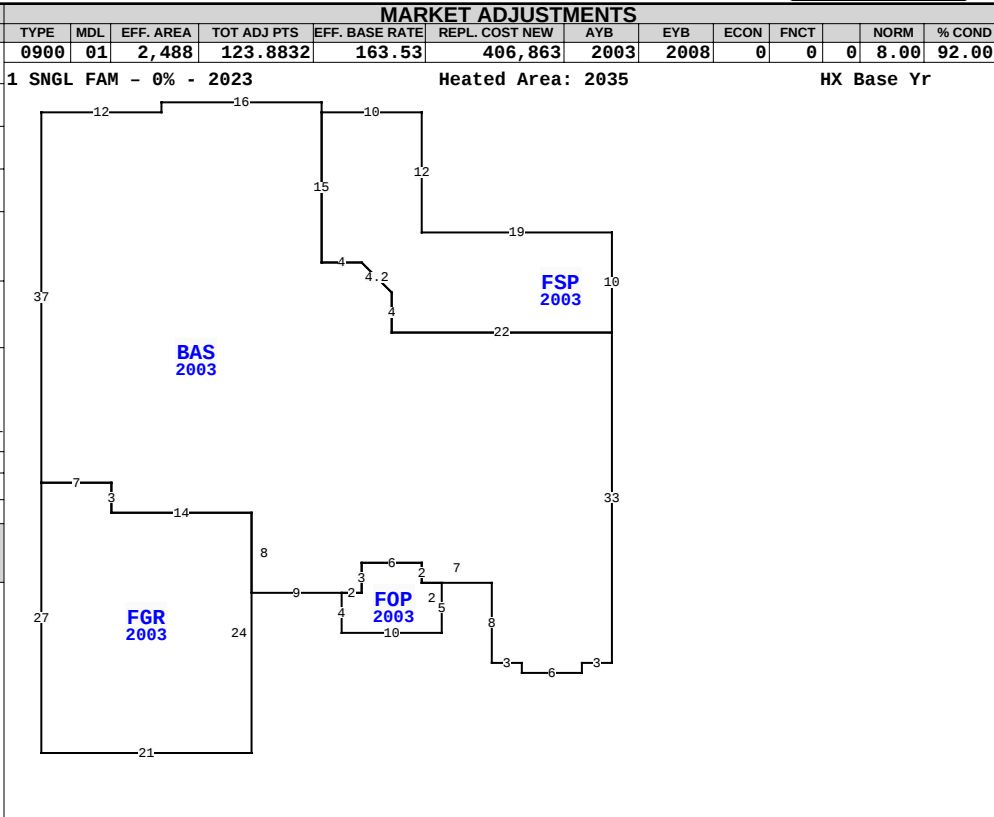
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2003	2,035	306,161
FGR	525	55	2003	289	43,479
FOP	60	30	2003	18	2,708
FSP	366	40	2003	146	21,965
TOTALS	2,986			2,488	374,314

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	1,001.00	SF	4.00	4.00	100	2003	2003	3	82	3,283	
3	0910	SCRN RM L	0	0	0	0	745.00	SF	15.00	15.00	100	2003	2003	3	20	2,235	
4	0861	POOL GUNIT	0	0	0	0	224.00	SF	85.00	85.00	100	2003	2003	3	29	5,522	
5	0845	KOOL DECK	0	0	0	0	521.00	SF	7.25	7.25	100	2003	2003	3	82	3,097	
6	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2003	2003	3	20	200	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	20	400	
8	0462	ST/AL FNC	0	0	0	0	1,620.00	SF	10.00	10.00	100	2003	2003	3	30	4,860	
9	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2003	2003	3	58	522	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000135	C



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

TOTAL OB/XF 23,129																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	374,314		
TOTAL MARKET OB/XF VALUE	23,129		
TOTAL LAND VALUE - MARKET	127,500		
TOTAL MARKET VALUE	524,943		
SOH/AGL Deduction	0		
ASSESSED VALUE	524,943		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	524,943		
TOTAL JUST VALUE	524,943		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	508,178		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310663	SWIM POOL	21,000	01/01/2003
B0210440	NEW CONSTR	160,746	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0491	1/24/2022	WD	Q	I	01	530,000
GRANTOR: BOYETT RICHARD D & DE						
GRANTEE: SMITH CRAWFORD W						
1395/0930	3/13/2006	WD	Q	I	01	100
GRANTOR: BOYETT RICHARD D & DE						
GRANTEE: BOYETT RICHARD D &						

BUILDING NOTES		

BUILDING DIMENSIONS		
FSP=[YR=2003] W19 N12 W10 BAS=[YR=2003] N1 W16 S1 W12 S37		
FGR=[YR=2003] S27 E21 N24 W14 N3 W7\$ E7 S3 E14 S8 E9		
FOP=[YR=2003] S4 E10 N5 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E7 S8 E3		
S1 E6 N1 E3 N33 W22 N4 U3 L3 W4 N15 \$S15 E4 D3 R3 S4 E22		
N10\$.		