LOT 77
NORTH HAMPTON PHASE 1 PB 6/215

SPROTT FAMILY TRUST/SPROTT STEVEN D TRUSTEE
86287 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0077-0000

BUILDING CHARACTERISTICS

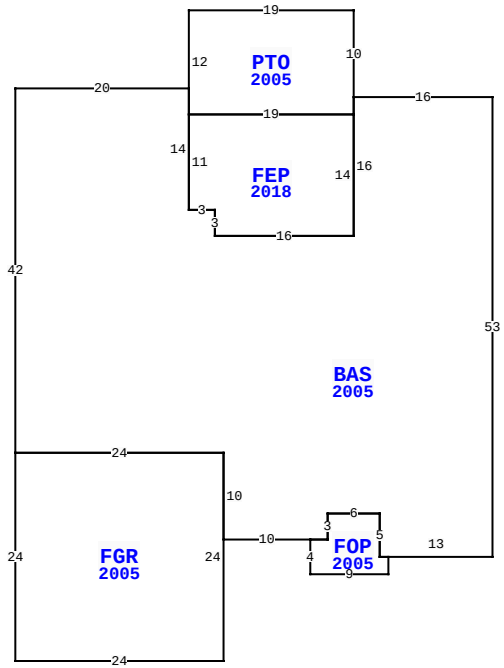
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,298	100	2005	2,298	320,709
FEP	257	80	2018	206	28,749
FGR	576	55	2005	317	44,241
FOP	52	30	2005	16	2,233
PTO	228	5	2005	11	1,535
TOTALS	3,411			2,848	397,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,848	116.8272	154.21	439,190	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2018 Heated Area: 2298 HX Base Yr 2018



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

86287 EASTPORT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		397,467
TOTAL MARKET OB/XF VALUE		5,983
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		530,950
SOH/AGL Deduction		203,179
ASSESSED VALUE		327,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		277,049
TOTAL JUST VALUE		530,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		512,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008162	REPAIR/RRF	15,291	01/01/2018
B0413262	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0832	8/19/2022	WD	U	I	11	100
GRANTOR: SPROTT STEVEN D & MAR						
GRANTEE: SPROTT FAMILY TRUST						
2122/1552	5/26/2017	WD	Q	I	02	325,000
GRANTOR: FINDEISS JANICE M LIV						
GRANTEE: SPROTT STEVEN D & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W16 PTO=[YR=2005] N10 W19 S12 FEP=[YR=2018] S11 E3 S3 E16 N14 W19 $ E19 N2 $ S16 W16 N3 W3 N14 W20 S42 FGR=[YR=2005] S24 E24 N24 W24$ E24 S10 E10 FOP=[YR=2005] S4 E9 N2 W1 N5 W6 S3 W2 $ E2 N3 E6 S5 E13 N53 $.

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	0811	CONCRETE B	0	100	0	0	772.00	SF	5.20	5.20	100	2005	2005	3	84	3,372	
2	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2012	2012	3	64	2,611	

LAND DESCRIPTION

TOTAL OB/XF 5,983

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	000135	C	RES NATURAL	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 04/04/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS