LOT 78
NORTH HAMPTON PHASE 1 PB 6/215

WELLER MATTHEW A & JULIE M
86301 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0078-0000

BUILDING CHARACTERISTICS

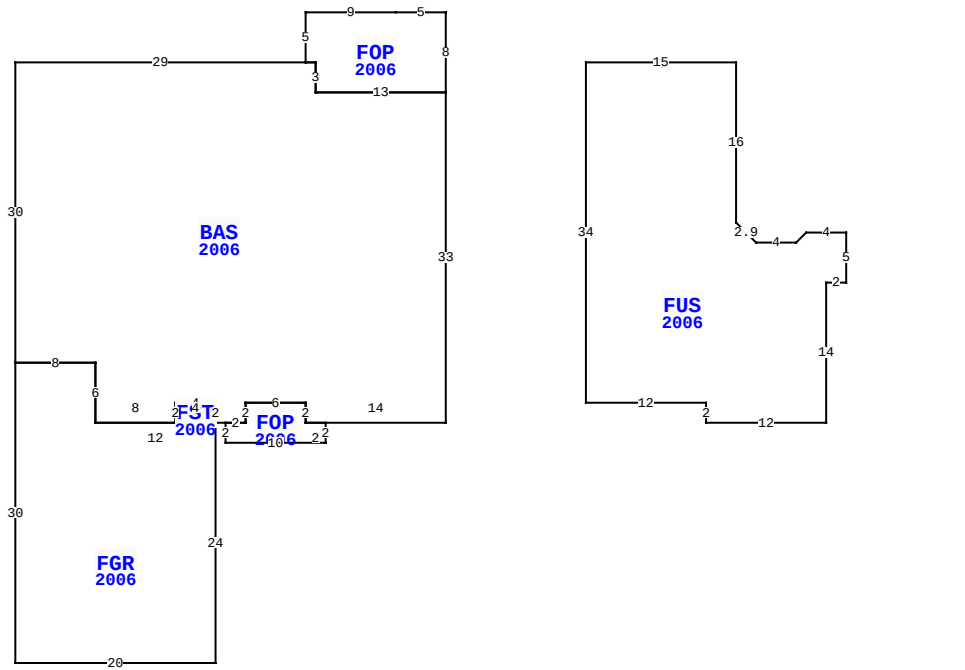
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,441	100	2006	1,441	200,473
FGR	528	55	2006	290	40,345
FOP	32	30	2006	10	1,391
FOP	109	30	2006	33	4,591
FST	8	55	2006	4	557
FUS	693	100	2006	693	96,411
TOTALS	2,811			2,471	343,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,471	115.8192	152.88	377,766	2006	2006	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 2134 HX Base Yr 2022



86301 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		343,767
TOTAL MARKET OB/XF VALUE		47,525
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		518,792
SOH/AGL Deduction		101,748
ASSESSED VALUE		417,044
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,322
TOTAL JUST VALUE		518,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530294	SCRNROOM	0	04/01/2015
B1530149	SWIM POOL	47,123	03/01/2015
E1528973	ELE FOR POOL	0	03/01/2015
M10796	MECH OTHER	0	12/01/2005
E16086	ELEC OTHER	1,500	11/01/2005
C16243	CO ISSUED	0	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2783/1692	4/28/2025	WD	Q	I	01	541,000
GRANTOR: CHILSTORM PETER DYLAN						
GRANTEE: WELLER MATTHEW A &						
2431/1212	2/04/2021	WD	Q	I	01	435,000
GRANTOR: MARCUM WILLIAM L & MA						
GRANTEE: CHILSTORM PETER D &						

BUILDING NOTES

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	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,002.00	SF	4.00	4.00	100	2006	2006	3	86	3,447	
3	0810	CONCRETE A	0	100	6	3	18.00	SF	6.50	6.50	100	2006	2006	3	86	101	
4	0861	POOL GUNIT	0	100	0	0	362.00	SF	85.00	85.00	100	2015	2015	3	75	23,078	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	65	1,300	
6	0855	CONC PAVER	0	100	0	0	734.00	SF	7.00	7.00	100	2015	2015	3	95	4,881	
7	0911	SCRN RM A	0	100	0	0	1,020.00	SF	17.50	17.50	100	2015	2015	3	65	11,603	

BUILDING DIMENSIONS

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BAS=[YR=2006;ORIG=-14,5] W29 S30 E8 S6 E8 N2 E4 S2 E1 E2 N2
E6 S2 E14 N33 W13 N3 W1 $
FUS=[YR=2006;ORIG=14,39] N34 E15 S16 D2R2 E4 U1R1 E4 S5 W2
S14 W12 N2 W12 $
FGR=[YR=2006;ORIG=-43,35] S30 E20 N24 W12 N6 W8 $
FOP=[YR=2006;ORIG=0,0] W5 W9 S5 E1 S3 E13 N8 $
FOP=[YR=2006;ORIG=-22,41] S2 E10 N2 W2 N2 W6 S2 W2 $
FST=[YR=2006;ORIG=-23,41] N2 W4 S2 E4 $
PTR=[ORIG=0,0] N15 S15 $
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LAND DESCRIPTION

TOTAL OB/XF 47,525

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 09/24/2019 BY TW Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS