



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,102	100	2002	2,102	294,423
FGR	476	55	2002	262	36,698
FOP	47	30	2002	14	1,961
FSP	372	40	2010	149	20,870
FUS	341	100	2002	341	47,763

TOTALS	3,338			2,868	401,715
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EXTRA FEATURES		
L	OB/XF CODE	DESCRIPTION

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	700.00	SF	5.20	5.20	100	2002	2002	3	80	2,912	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,868	115.9725	153.08	439,033	2002	2007	0	0	8.50	91.50
1 SNGL FAM - 100% - 2021											
Heated Area: 2443											
HX Base Yr 2021											

86351 EASTPORT DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,715
TOTAL MARKET OB/XF VALUE		5,887
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		535,102
SOH/AGL Deduction		199,823
ASSESSED VALUE		335,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		284,557
TOTAL JUST VALUE		535,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240012688	IN GROUND POOL	137,514	11/12/2024
B0209266	NEW CONSTR	176,489	01/01/2002

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2298/1696	8/16/2019	WD Q	I 02
SALE PRICE			
350,000			

GRANTOR: FANELLI LIVING TRUST			
GRANTEE: PAIGE JON A & LINDA			
2020/0638	12/07/2015	WD U	I 11
GRANTOR: FANELLI JOSEPH J & CA			
GRANTEE: FANELLI LIVING TRUS			

BUILDING NOTES			
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BUILDING DIMENSIONS			
FSP=[YR=2010] W16 U4 L4 N8 W10 BAS=[YR=2002] W29 S36			
FGR=[YR=2002] S24 E21 N22 W14 N2 W7 \$ E7 S2 E14 S10 E10			
FOP=[YR=2002] S4E9 N3 W1 N3 W6 S2 W2 \$ E2 N2 E6 S3 E8 S7 E3			
S1 E6 N1 E3 N34W22 N4 U4 L4 W4 N14 \$ S14 E4 D4 R4 S4 E22			
N10\$ PTR= E15 FUS=[YR=2002] E11 S3 E3 S22 W14 N25 \$W15 \$.			

TOTAL OB/XF											
5,887											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	RES POND	100		PUD	0.00	0.00	1.00	LT	1.00