LOT 85
NORTH HAMPTON PHASE 1 PB 6/215

HELFINSTINE MARK & JESSICA
86371 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0085-0000

BUILDING CHARACTERISTICS

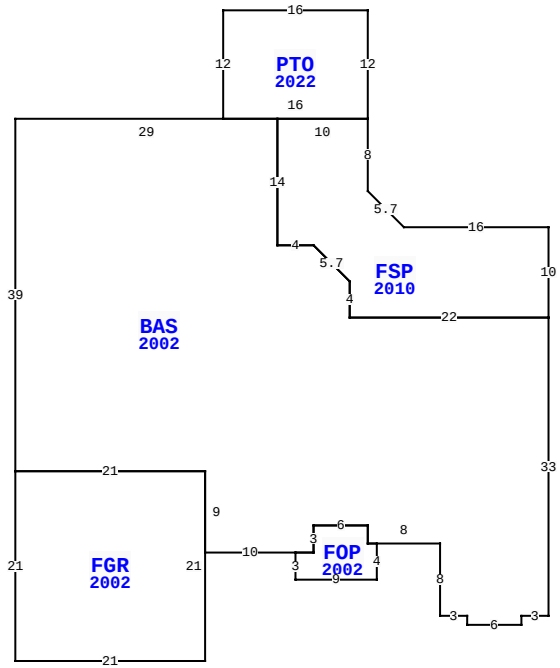
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,103	100	2002	2,103	284,400
FGR	441	55	2002	243	32,862
FOP	46	30	2002	14	1,893
FSP	372	40	2010	149	20,150
PTO	192	5	2022	10	1,353
TOTALS	3,154			2,519	340,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,519	115.1136	151.95	382,762	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 2103 HX Base Yr 2021



86371 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		340,658
TOTAL MARKET OB/XF VALUE		7,093
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		475,251
SOH/AGL Deduction		167,418
ASSESSED VALUE		307,833
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		257,111
TOTAL JUST VALUE		475,251
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209666	NEW CONSTR	157,931	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2371/0153	6/24/2020	WD	Q	I	01	305,000
GRANTOR: WETMORE JUDY C REVOCA						
GRANTEE: HELFINSTINE MARK &						
1594/0374	11/20/2008	WD	Q	I	01	100
GRANTOR: WETMORE JULIA						
GRANTEE: WETMORE JUDY C & JU						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2010] W16 U4 L4 N8 PTO=[YR=2022] N12 W16 S12 E16$ W10 BAS=[YR=2002] W29 S39 FGR=[YR=2002] S21 E21 N21 W21 $ E21 S9 E10 FOP=[YR=2002] S3 E9 N4 W1 N2W6 S3 W2 $ E2 N3 E6 S2 E8 S8 E3 S1 E6 N1 E3 N33 W22 N4 U4 L4 W4 N14 $ S14 E4 D4 R4 S4 E22 N10 $.

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	2002	2002	3	85	2,975	
2	0810	CONCRETE A	0	100	0	0	792.00	SF	6.50	6.50	100	2002	2002	3	80	4,118	

LAND DESCRIPTION

TOTAL OB/XF 7,093

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS