LOT 92
IN OR 2012/1756
NORTH HAMPTON PHASE 1 PB 6/215

WELCH CAROL ANN
86471 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0092-0000

NASSAU COUNTY PROPERTY

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		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

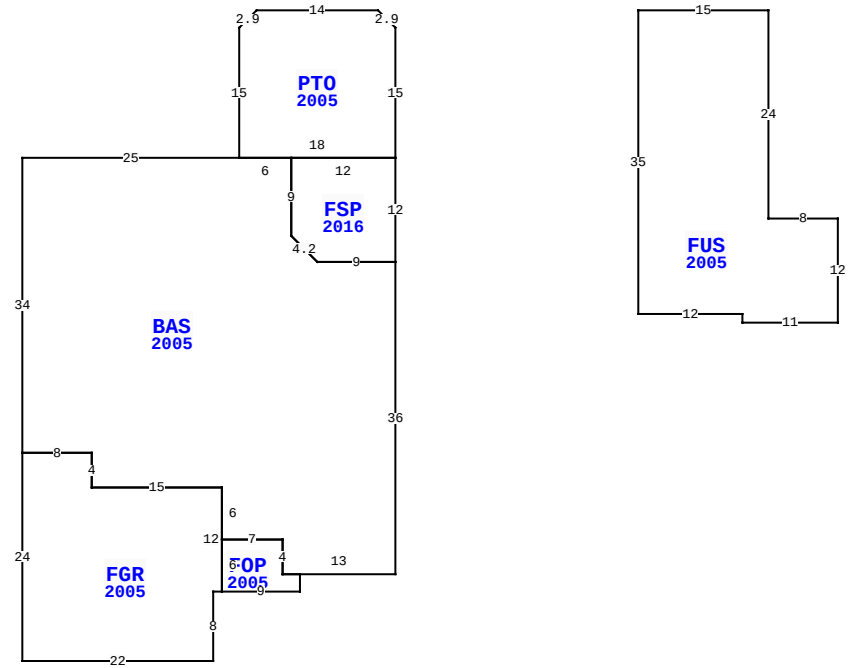
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,635	100	2005	1,635	235,700
FGR	484	55	2005	266	38,347
FOP	46	30	2005	14	2,018
FSP	140	40	2016	56	8,073
FUS	624	100	2005	624	89,955
PTO	302	5	2005	15	2,162
TOTALS	3,231			2,610	376,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,610	117.4320	155.01	404,576	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2016 Heated Area: 2259 HX Base Yr 2016



86471 EASTPORT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		376,256
TOTAL MARKET OB/XF VALUE		15,178
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		518,934
SOH/AGL Deduction		206,855
ASSESSED VALUE		312,079
TOTAL EXEMPTION VALUE	WX SX HX HB	105,722
BASE TAXABLE VALUE		206,357
TOTAL JUST VALUE		518,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007204	REPAIR/RRF	11,115	08/12/2020
B1632059	SCRNROOM	0	04/12/2016
B0413064	NEW CONSTR	365,720	07/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2013/1039	11/09/2015	WD	U	I	11	100
GRANTOR: ROUX KERRY T						
GRANTEE: PEARSON A DAVID TRU						
2012/1756	10/29/2015	WD	Q	I	02	299,000
GRANTOR: PEARSON A DAVID TRUST						
GRANTEE: WELCH HARRY JAMES &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W14 D2 L2 S15 BAS=[YR=2005] W25 S34 FGR=[YR=2005] S24 E22 N8 E1 FOP=[YR=2005] E9 N2 W2 N4 W7 S6$ N12 W15 N4 W8$ E8 S4 E15 S6 E7 S4 E13 N36 FSP=[YR=2016] N12 W12 S9 R3 D3 E9$ W9 U3 L3 N9 W6$ E18 N15 U2 L2 $ PTR=E30 FUS=[YR=2005] E15 S24 E8 S12 W11 N1W12 N35 $ W30 $.

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	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	696.00	SF	5.20	5.20	100	2005	2005	3	84	3,040	
3	0462	ST/AL FNC	0	100	0	0	1,458.00	SF	10.00	10.00	100	2007	2007	3	44	6,415	
4	0911	SCRN RM A	0	100	0	0	302.00	SF	17.50	17.50	100	2012	2012	3	50	2,643	

LAND DESCRIPTION

TOTAL OB/XF 15,178

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 04/01/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS