LOT 93
NORTH HAMPTON PHASE 1 PB 6/215

BAUER KAY L/E/
86481 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0093-0000

BUILDING CHARACTERISTICS

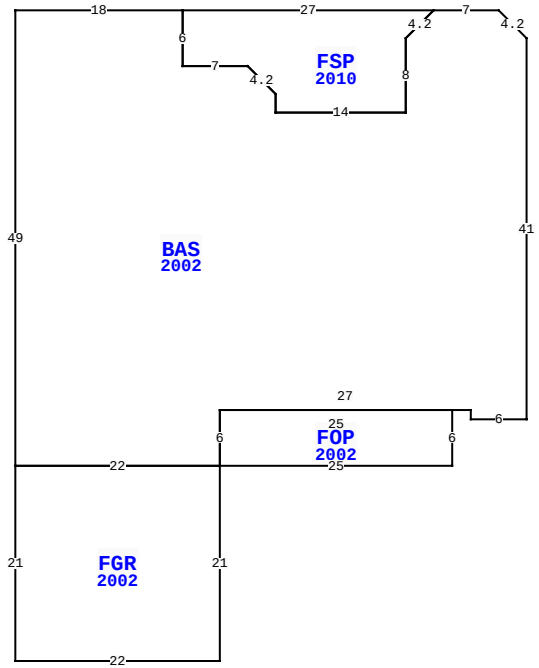
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,276	100	2002	2,276	312,374
FGR	462	55	2002	254	34,860
FOP	150	30	2002	45	6,176
FSP	223	40	2010	89	12,215
TOTALS	3,111			2,664	365,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,664	116.8272	154.21	410,815	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2019 Heated Area: 2276 HX Base Yr 2019



86481 EASTPORT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		365,625
TOTAL MARKET OB/XF VALUE		7,942
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		501,067
SOH/AGL Deduction		196,956
ASSESSED VALUE		304,111
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		248,389
TOTAL JUST VALUE		501,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/476	9/25/2024	LE	U	I	11	100
GRANTOR: BAUER KAY						
GRANTEE: BAUER ERICH JASON						
2189/1274	4/10/2018	WD	Q	I	01	295,000
GRANTOR: MASON CHRISTOPHER B &						
GRANTEE: BAUER REINHOLD & KA						

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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	1,194.00	SF	5.20	5.20	100	2002	2002	3	80	4,967	

BUILDING DIMENSIONS

BAS=[YR=2002] U3 L3 W7 FSP=[YR=2010] W27 S6 E7 D3 R3 S2 E14 N8 U3 R3 $ D3 L3 S8 W14 N2 U3 L3 W7 N6 W18 S49 FGR=[YR=2002] S21 E22 N21 FOP=[YR=2002] E25 N6 W25 S6 $ W22$ E22 N6 E27 S1 E6 N41 $.

LAND DESCRIPTION

TOTAL OB/XF 7,942

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS