

LOT 94
IN OR 1344/378
NORTH HAMPTON PHASE 1 PB 6/215

KING JOHN H & MAUREEN C
86493 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0094-0000



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	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		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	2,215	100	2005	2,215	316,061
FGR	682	55	2005	375	53,509
FOP	150	30	2005	45	6,421
FSP	235	40	2005	94	13,413
PTO	104	5	2005	5	713
TOTALS	3,386			2,734	390,118

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,525.00	SF	4.00	4.00	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,734 119.4480 157.67 431,070 2005 2005 0 0 0 9.50 90.50

1 SNGL FAM - 100% - 2006 Heated Area: 2215 HX Base Yr 2006

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

TOTAL OB/XF											
8,204											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		390,118	
TOTAL MARKET OB/XF VALUE		8,204	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		525,822	
SOH/AGL Deduction		218,415	
ASSESSED VALUE		307,407	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		256,685	
TOTAL JUST VALUE		525,822	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		507,336	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006085	ROOF	23,326	07/30/2020
P09933	OTHER	0	08/01/2005
E14738	ELEC OTHER	1,500	04/01/2005
M09652	MECH OTHER	0	04/01/2005
P09216	OTHER	0	03/01/2005
R07286	REPAIR/RRF	3,500	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1344/0378	8/23/2005	WD	Q	I	
GRANTOR: INTERVEST CONSTRUCTIO					SALE PRICE
GRANTEE: KING JOHN H & MAURE					
1291/0360	1/27/2005	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					1,425,900
GRANTEE: INTERVEST CONSTRUCT					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2005] W9 PTO=[YR=2005] N8 W13 S8 FSP=[YR=2005] W22 S11 E14 N2 E3 N3 E9 N6 W4 \$ E13 \$ W9 S6 W9 S3 W3 S2 W14 N12 W8 S3 W3 S41 E6 N1 E2 FOP=[YR=2005] S6 E25 FGR=[YR=2005] S31 E22 N31 W22 \$ N6 W25 \$ E25 S6 E22 N48 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
8,204											

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
127,500.00	127,500.00	127,500							