LOT 95
NORTH HAMPTON PHASE 1 PB 6/215

**HILL GERALD W & PAMELA N L/E/**
86509 EASTPORT DR
FERNANDINA BEACH, FL 32034

**2025**

**12-2N-27-1460-0095-0000**

## 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 | | 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 |

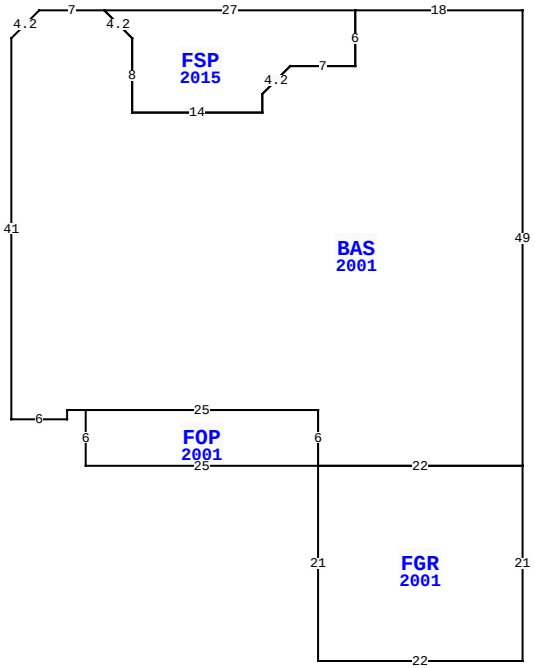
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4043.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,276 | 100 | 2001 | 2,276 | 318,296 |
| FGR | 462 | 55 | 2001 | 254 | 35,522 |
| FOP | 150 | 30 | 2001 | 45 | 6,294 |
| FSP | 223 | 40 | 2015 | 89 | 12,447 |
| TOTALS | 3,111 | | | 2,664 | 372,558 |

## 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 | 116.4240 | 153.68 | 409,404 | 2001 | 2006 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2002 Heated Area: 2276 HX Base Yr 2002




86509 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 | | 372,558 |
| TOTAL MARKET OB/XF VALUE | | 5,090 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 505,148 |
| SOH/AGL Deduction | | 216,307 |
| ASSESSED VALUE | | 288,841 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 238,119 |
| TOTAL JUST VALUE | | 505,148 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 487,392 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20007409 | REPAIR/RRF | 21,000 | 09/03/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2566/1017 | 5/27/2022 | QC | U | I | 11 | 100 |
| GRANTOR: HILL GERALD W & PAMEL | | | | | | |
| GRANTEE: HILL DAVID W & AMY | | | | | | |
| 1024/1346 | 12/13/2001 | WD | Q | I | | 210,800 |
| GRANTOR: INTERVEST CONSTRUCTIO | | | | | | |
| GRANTEE: HILL GERALD W & PAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2001] W18 FSP=[YR=2015] W27 D3 R3 S8 E14 N2 U3 R3 E7 N6 $ S6 W7 D3 L3 S2 W14 N8 U3 L3 W7 D3 L3 S41 E6 N1 E2 FOP=[YR=2001] S6 E25 FGR=[YR=2001] S21 E22 N21 W22 $ N6 W25 $ E25 S6 E22 N49 $.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 959.00 | SF | 5.20 | 5.20 | 100 | 2001 | 2001 | 3 | 79 | 3,940 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 7 | 32 | 224.00 | SF | 6.50 | 6.50 | 100 | 2001 | 2001 | 3 | 79 | 1,150 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,090

| 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 11/20/2020 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS