

TOUCH STACEY BROWN
86508 EASTPORT DR
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0097-0000

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

12

HARDWOOD 30

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

1,878

100

2001

1,878

251,714

FGR

584

55

2001

321

43,024

FOP

56

30

2001

17

2,279

FSP

169

40

2001

68

9,115

TOTALS

2,687

2,284

306,132

EXTRA FEATURES

L N

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

2001

2001

3

84

2,940

2

0812

CONCRETE C

0 100

0

0

1,096.00

SF

4.00

4.00

100

2001

2001

3

79

3,463

3

0810

CONCRETE A

0 100

12

16

192.00

SF

6.50

6.50

100

2001

2001

3

79

986

4

0855

CONC PAVER

0 100

0

0

60.00

SF

10.00

10.00

100

2003

2003

3

82

492

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000140

C

RES GOLF

100

0003

PUD

0.00

0.00

1.00

LT

1.00

1.00

1.00

105,000.00

105,000.00

105,000

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,284

114.7335

151.45

345,912

2001

2001

0

0

11.50

88.50

1 SNGL FAM - 100% - 2019

Heated Area: 1878

HX Base Yr 2019

BLD DATE

03/29/2023

NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

86508 EASTPORT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

306,132

TOTAL MARKET OB/XF VALUE

7,881

TOTAL LAND VALUE - MARKET

105,000

TOTAL MARKET VALUE

419,013

SOH/AGL Deduction

131,284

ASSESSED VALUE

287,729

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

237,007

TOTAL JUST VALUE

419,013

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

404,516

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U I

V I

RSN CD

SALE PRICE

2286/1388

4/16/2019

QC

U

I

11

100

GRANTOR: TOUCH CHRISTOPHER E

GRANTEE: TOUCH STACEY B

2223/1244

9/13/2018

WD

Q

I

02

316,500

GRANTOR: MCBURNETT NOAH L & ST

GRANTEE: TOUCH STACEY BROWN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W12 N5 L3 U3 W6 FSP=[YR=2001] W26 D3 R3 S5
E20 N5 R3 U3 \$ D3 L3 S5 W20 N5 L3 U3 W6 D3 L3 S39 E16 N2
FOP=[YR=2001] E8 N7 W8 S7 \$ N7 E8 S5 E10 FGR=[YR=2001] S26
E5 S1 E12 N1 E5 N26 W22 \$ E22 N30 \$.

REVIEW DATE

03/24/2020

BY

NWA

Total Acres: 0.00

Total Land Value: 105,000

Market: 0

Agricultural: 0

Common: 105,000

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