LOT 98
IN OR 1249/164
NORTH HAMPTON PHASE 1 PB 6/215

MANEKOFSKY HARVEY & SHEILA
86504 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0098-0000

BUILDING CHARACTERISTICS

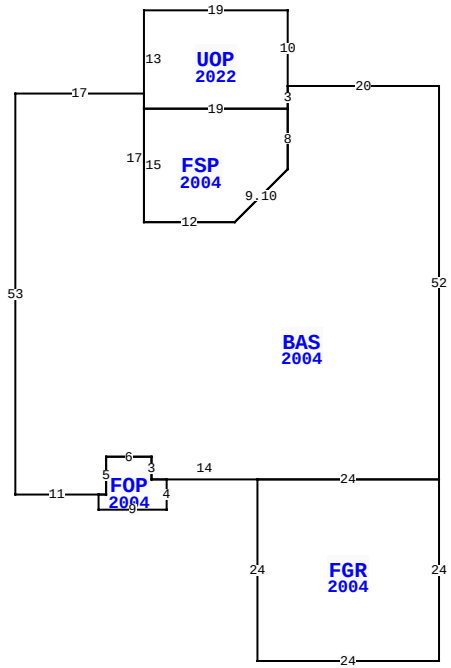
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,584	100	2004	2,584	354,156
FGR	576	55	2004	317	43,447
FOP	52	30	2004	16	2,193
FSP	261	40	2004	104	14,254
UOP	247	20	2022	49	6,716
TOTALS	3,720			3,070	420,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,070	112.2492	148.17	454,882	2004	2009	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2005 Heated Area: 2584 HX Base Yr 2005



86504 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		420,766
TOTAL MARKET OB/XF VALUE		12,389
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		538,155
SOH/AGL Deduction		209,356
ASSESSED VALUE		328,799
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		273,077
TOTAL JUST VALUE		538,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		518,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006815	REPAIR/RRF	0	08/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0164	7/29/2004	WD	Q	I		306,700
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MANEKOFSKY HARVEY &						
1062/1833	6/14/2002	WD	U	V	19	133,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONST OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W20 UOP=[YR=2022] N10 W19 S13 E19 N3$ S3
FSP=[YR=2004] W19 S15 E12 U7 R7 N8$ S8 D7 L7 W12 N17 W17
S53 E11 FOP=[YR=2004] S2 E9 N4 W2 N3W6 S5 W1$ E1 N5 E6 S3 E14
FGR=[YR=2004] S24 E24 N24 W24$ E24 N52$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,016.00	SF	5.20	5.20	100	2004	2004	3	83	4,385	
3	0810	CONCRETE A	0	100	0	0	168.00	SF	6.50	6.50	100	2006	2006	3	86	939	
4	0911	SCRN RM A	0	100	13	19	247.00	SF	17.50	17.50	100	2022	2022	3	93	4,020	

LAND DESCRIPTION

TOTAL OB/XF 12,389

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS