LOT 99
NORTH HAMPTON PHASE 1 PB 6/215

FENTON WILLIAM JOHN & ANA ELORTEGUI
86490 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

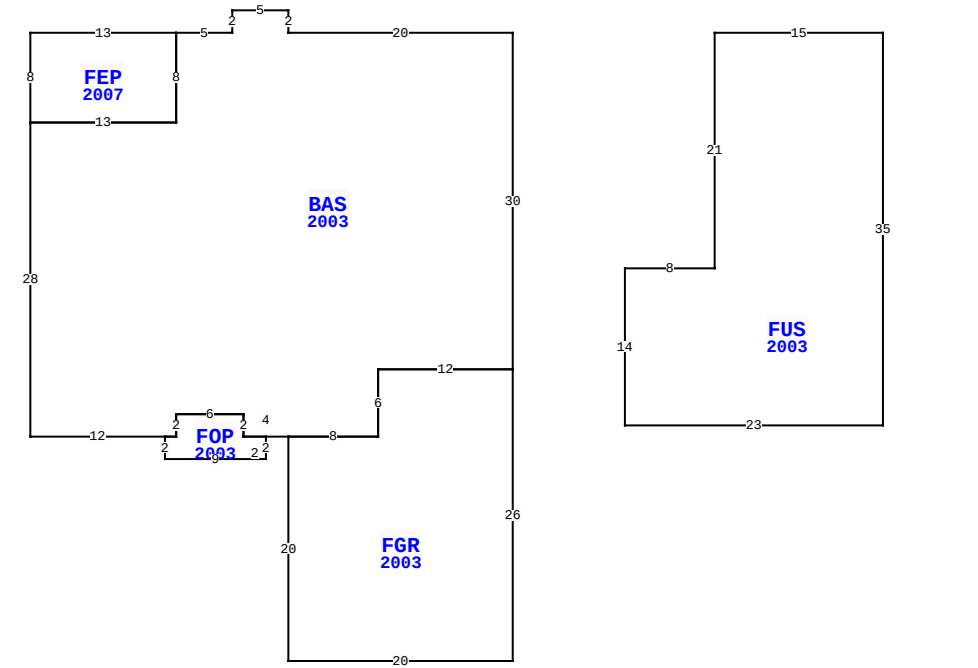
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,370	100	2003	1,370	191,365
FEP	104	80	2007	83	11,594
FGR	472	55	2003	260	36,317
FOP	30	30	2003	9	1,257
FUS	637	100	2003	637	88,978
TOTALS	2,613			2,359	329,511

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	118.2321	156.07	368,169	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2024 Heated Area: 2007 HX Base Yr 2024



86490 EASTPORT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	09/16/2020 KKA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		329,511
TOTAL MARKET OB/XF VALUE		6,329
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		440,840
SOH/AGL Deduction		3,332
ASSESSED VALUE		437,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		386,786
TOTAL JUST VALUE		440,840
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617046	ADDITION	11,500	09/01/2006
B0310805	NEW CONSTR	146,926	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/333	5/01/2023	WD	Q	I	01	440,000
GRANTOR: MCGEE 1999 REVOCABLE						
GRANTEE: FENTON WILLIAM JOHN						
1182/0733	10/22/2003	WD	Q	I		246,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MCGEE DIANE TILLMAN						

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	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	100	0	0	1,012.00	SF	4.00	4.00	100	2003	2003	3	82	3,319	

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W20 N2 W5 S2 W5 S8 W13 S28 E12 E1 N2 E6 S2 E4 E8 N6 E12 N30 $
FUS=[YR=2003;ORIG=10,21] E8 N21 E15 S35 W23 N14 $
FGR=[YR=2003;ORIG=-20,36] S20 E20 N26 W12 S6 W8 $
FEP=[YR=2007;ORIG=-30,0] W13 S8 E13 N8 $
FOP=[YR=2003;ORIG=-31,36] S2 E9 N2 W2 N2 W6 S2 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,329

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 09/16/2020 BY KKA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS