LOT 105 IN OR 1019/1672
NORTH HAMPTON PHASE 1 PB 6/215

GENTZ LOUIS F
86420 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0105-0000

BUILDING CHARACTERISTICS

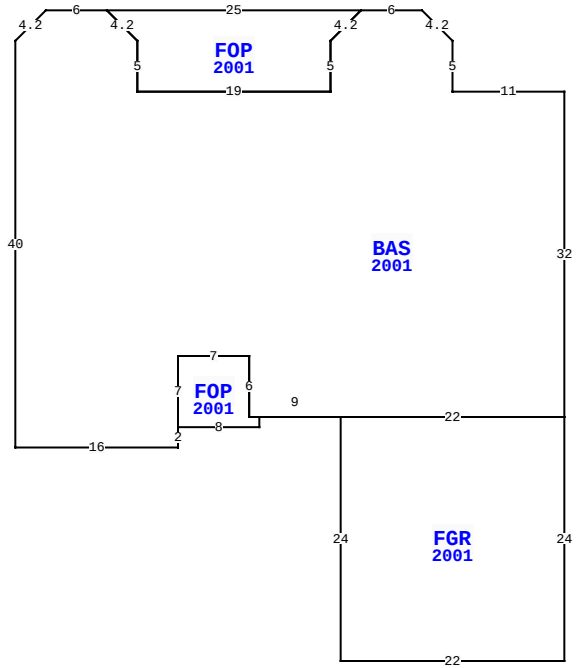
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,908	100	2001	1,908	244,267
FGR	528	55	2001	290	37,127
FOP	50	30	2001	15	1,921
FOP	161	30	2001	48	6,145
TOTALS	2,647			2,261	289,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,261	117.2031	154.71	349,799	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2002 Heated Area: 1908 HX Base Yr 2002



86420 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		289,459
TOTAL MARKET OB/XF VALUE		8,718
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		425,677
SOH/AGL Deduction		164,953
ASSESSED VALUE		260,724
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		205,002
TOTAL JUST VALUE		425,677
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,932

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1019/1672	11/16/2001	WD	Q	I		207,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: GENTZ LOUIS F & MAR						
0986/0849	5/15/2001	WD	U	V	19	378,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W11 N5 L3 U3 W6 FOP=[YR=2001] W25 D3 R3 S5 E19 N5 R3 U3 $ D3 L3 S5 W19 N5 L3 U3 W6 D3 L3 S40 E16 N2 FOP=[YR=2001] E8N1 W1 N6 W7 S7 $ N7 E7 S6 E9 FGR=[YR=2001] S24 E22 N24 W22 $ E22 N32 $.

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	2001	2001	3	84	2,940	
2	0845	KOOL DECK	0	100	0	0	205.00	SF	7.25	7.25	100	2001	2001	3	79	1,174	
3	0811	CONCRETE B	0	100	0	0	636.00	SF	5.20	5.20	100	2001	2001	3	79	2,613	
4	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2001	2001	3	79	1,376	
5	0910	SCRN RM L	0	100	0	0	205.00	SF	15.00	15.00	100	2003	2003	3	20	615	

LAND DESCRIPTION

TOTAL OB/XF 8,718

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	000134	C	RES POND	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS