

FINNIGAN CHARLES A & MARJORIE S
86408 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0106-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall										0900 01 2,622 120.0528 158.47 415,508 2002 2002 0 0 0 11.00 89.00										VALUATION BY									
Roof Structure										1 SNGL FAM - 100% - 2008										Heated Area: 2281									
Roof Cover										HX Base Yr 2008										Tax Group: 4									
Interior Wall										DCK 2002										Tax Dist:									
Interior Floor										FUS 2002										BUILDING MARKET VALUE									
Interior Floor										BAS 2002										TOTAL MARKET OB/XF VALUE									
Air Condition										FOP 2002										TOTAL LAND VALUE - MARKET									
Heating Type										FGR 2002										TOTAL MARKET VALUE									
Bedrooms										FOP 2002										SOH/AGL Deduction									
Bathrooms										FOP 2002										ASSESSED VALUE									
Frame										FOP 2002										TOTAL EXEMPTION VALUE									
Stories										FOP 2002										BASE TAXABLE VALUE									
Units										FOP 2002										TOTAL JUST VALUE									
Occupancy										FOP 2002										NCON VALUE									
Quality										FOP 2002										INCOME VALUE									
DOR CODE										FOP 2002										PREVIOUS YEAR MKT VALUE									
MAP NUM										FOP 2002																			
NEIGHBORHOOD/LOC										FOP 2002																			
AREA TYPE										FOP 2002																			
TOTAL GROSS AREA										FOP 2002																			
PCT OF BASE										FOP 2002																			
YEAR										FOP 2002																			
TOT ADJ AREA										FOP 2002																			
SUBAREA MARKET VALUE										FOP 2002																			
BAS										FOP 2002																			
DCK										FOP 2002																			
FGR										FOP 2002																			
FOP										FOP 2002																			
FOP										FOP 2002																			
FUS										FOP 2002																			
TOTALS										FOP 2002																			
EXTRA FEATURES										86408 EASTPORT DR, FERNANDINA BEACH																			
BLD DATE										03/29/2023										NW									
XF DATE																				LGL DATE									
INC DATE																				LAND DATE									
ORIG COND																				AG DATE									
YEAR ON																													
YEAR ACTUAL																													
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% COND																													
OB/XF MKT VALUE																													
NOTES																													
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OB/XF CODE																													
DESCRIPTION																													
BLD																													
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NOTES																													
LAND DESCRIPTION										TOTAL OB/XF										11,908									
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USE CODE																													
CLS																													
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DEPTH																													
TOT LND UTS																													
UNIT TYPE																													
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% COND																													
TOT ADJ																													
UNIT PRICE																													
ADJ UNIT PRICE																													
LAND VALUE																													
OTHER ADJUSTMENTS AND NOTES																													
YEAR																													
DENSITY																													
DECL																													
FRZ																													
YR																													
CONSRV																													
REVIEW DATE										01/06/2023										BY									
NWA										Total Acres: 0.00										Total Land Value: 127,500									
Market: 0										Agricultural: 0										Common: 127,500									
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