



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,125	100	2002	2,125	289,134
FGR	460	55	2002	253	34,424
FOP	98	30	2002	29	3,946
FSP	157	40	2002	63	8,572
FUS	300	100	2002	300	40,819

TOTALS	3,140			2,770	376,895
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	892.00	SF	5.20

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,770	115.8192	152.88	423,478	2002	2002	0	0	0 11.00	89.00
1 SNGL FAM - 100% - 2021 Heated Area: 2425 HX Base Yr 2021											

86380 EASTPORT DR, FERNANDINA BEACH				BLD DATE	03/29/2023		NW	LGL DATE			
				XF DATE				LAND DATE			
				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975		
892.00	SF	5.20	5.20	100	2002	2002	3	80	3,711		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,895	
TOTAL MARKET OB/XF VALUE		6,686	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		511,081	
SOH/AGL Deduction		268,591	
ASSESSED VALUE		242,490	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		191,768	
TOTAL JUST VALUE		511,081	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		493,220	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2389/0937	8/19/2020	WD	Q	I	01
					SALE PRICE
					350,000
GRANTOR: BERICAH ANTON B & MIC					
GRANTEE: MURRAY GERALD LAMAR					
2293/1992	7/19/2019	WD	Q	I	01
					336,000
GRANTOR: PUTNAM ALLEN A & BETH					
GRANTEE: BERICAH ANTON B & M					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2002] W12 FSP=[YR=2002] W19 S4 E4 D3 R3 S5 E9 N5 U3 R3 N4 \$ S4 L3 D3 S5 W9 N5 U3 L3 W4 N4 W20 S46 FGR=[YR=2002] S20 E23 N18 FOP=[YR=2002] E17 N2 W1 N4 W16 S6 \$ N2 W23 \$ E23 N4 E16 S4 E12 N46\$ PTR= E15 FUS=[YR=2002] E1 N8 E5 S8 E7 S20 W13 N20 \$ W15 \$.									

LAND DESCRIPTION										TOTAL OB/XF										6,686									
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	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												