LOT 109
NORTH HAMPTON PHASE 1 PB 6/215

PLATT SUSAN H L/E/WALTRIP JOHN L L/E
86370 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0109-0000

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 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

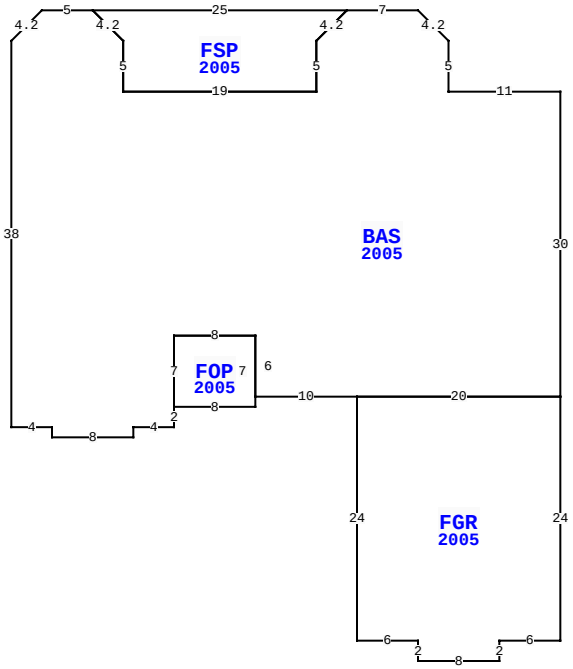
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100	2005	1,802	252,302
FGR	496	55	2005	273	38,224
FOP	56	30	2005	17	2,380
FSP	161	40	2005	64	8,960
TOTALS	2,515			2,156	301,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	117.2031	154.71	333,555	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2018 Heated Area: 1802 HX Base Yr 2018



86370 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		301,867
TOTAL MARKET OB/XF VALUE		10,291
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		397,158
SOH/AGL Deduction		149,764
ASSESSED VALUE		247,394
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,672
TOTAL JUST VALUE		397,158
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21223	PTO ENCLOSURE	4,126	03/01/2008
M09232	MECH OTHER	0	02/01/2005
E0514200	ELEC OTHER	1,500	02/01/2005
B14009	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2757/199	12/18/2024	LE	U	I	11	100
GRANTOR: PLATT SUSAN H						
GRANTEE: ROSKO REBECCA						
2100/1090	2/10/2017	WD	Q	I	01	275,000
GRANTOR: MURAUSKAS NORMAN & JA						
GRANTEE: PLATT SUSAN H & JOH						

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	0812	CONCRETE C	0	100	0	0	1,555.00	SF	4.00	4.00	100	2005	2005	3	84	5,225	
2	0910	SCRN RM L	0	100	8	25	200.00	SF	15.00	15.00	100	2008	2008	3	31	930	
3	0855	CONC PAVER	0	100	0	0	470.00	SF	10.00	10.00	100	2008	2008	3	88	4,136	

BUILDING DIMENSIONS

BAS=[YR=2005] W11 N5 L3 U3 W7 FSP=[YR=2005] W25 D3 R3 S5 E19 N5 R3 U3 $ L3 D3 S5 W19 N5 L3 U3 W5 D3 L3 S38 E4 S1 E8 N1 E4 N2 FOP=[YR=2005] E8 N7 W8 S7 $N7 E8 S6 E10 FGR=[YR=2005] S24 E6 S2 E8 N2 E6 N24 W20 $ E20 N30 $.

LAND DESCRIPTION

TOTAL OB/XF 10,291

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS