LOT 113
IN OR 1181/1763
NORTH HAMPTON PHASE 1 PB 6/215

DICKERSON BENJAMIN G & MINDY N
86278 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0113-0000

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 60
Interior Floo	11	CLAY TILE 40
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

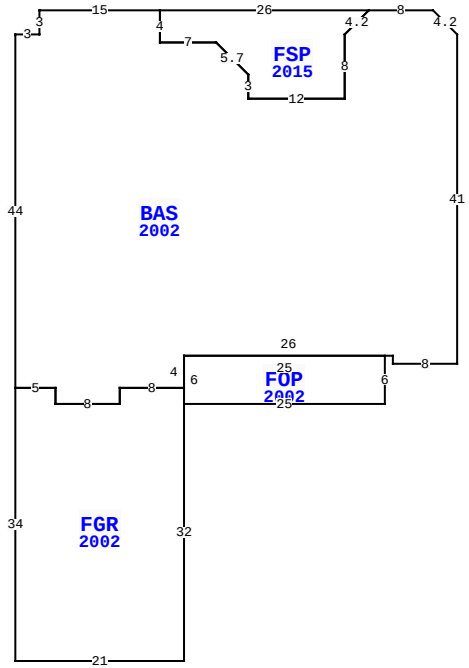
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,271	100	2002	2,271	307,119
FGR	698	55	2002	384	51,931
FOP	150	30	2002	45	6,086
FSP	189	40	2015	76	10,278
TOTALS	3,308			2,776	375,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,776	115.1136	151.95	421,813	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2004 Heated Area: 2271 HX Base Yr 2004



86278 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		375,414
TOTAL MARKET OB/XF VALUE		8,741
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		511,655
SOH/AGL Deduction		211,350
ASSESSED VALUE		300,305
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		249,583
TOTAL JUST VALUE		511,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/1763	10/20/2003	WD	Q	I		270,000
GRANTOR: O'KEEFE MICHAEL G						
GRANTEE: DICKERSON BENJAMIN						
1052/0992	4/29/2002	WD	Q	I		209,400
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: O'KEEFE MICHAEL G						

BUILDING NOTES

EXTRA FEATURES

L N	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	2002	2002	3	85	2,975	
2	0811	CONCRETE B	0	100	0	0	1,386.00	SF	5.20	5.20	100	2002	2002	3	80	5,766	

BUILDING DIMENSIONS

BAS=[YR=2002] L3 U3 W8 FSP=[YR=2015] W26 S4 E7 D4 R4 S3 E12 N8 U3 R3 $ D3 L3 S8 W12 N3 U4 L4 W7 N4 W15 S3 W3 S44 FGR=[YR=2002] S34 E21 N32 FOP=[YR=2002] E25 N6 W25 S6 $ N2 W8S2 W8 N2 W5 $ E5 S2 E8 N2 E8 N4 E26 S1 E8 N41 $.

LAND DESCRIPTION

TOTAL OB/XF 8,741

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							

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