LOT 114
NORTH HAMPTON PHASE 1 PB 6/215

JENKINS JAMES & PATRICIA REV TRUST/JENKINS JAMES S
86266 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

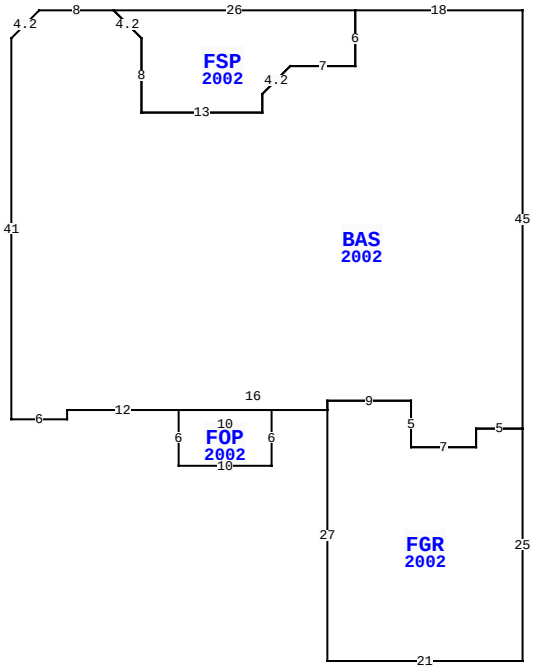
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,184	100	2002	2,184	316,561
FGR	538	55	2002	296	42,904
FOP	60	30	2002	18	2,609
FSP	212	40	2002	85	12,320
TOTALS	2,994			2,583	374,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,583	123.3792	162.86	420,667	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2011 Heated Area: 2184 HX Base Yr 2011



86266 EASTPORT DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		374,394
TOTAL MARKET OB/XF VALUE		5,904
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		507,798
SOH/AGL Deduction		215,288
ASSESSED VALUE		292,510
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		236,788
TOTAL JUST VALUE		507,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23466	REMODEL	2,400	04/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2498/0183	9/13/2021	QC	U	I	11	100
GRANTOR: JENKINS JAMES S JR &						
GRANTEE: JENKINS JAMES & PAT						
1672/1743	4/16/2010	WD	Q	I	02	294,000
GRANTOR: HASKELL DEANNA G						
GRANTEE: JENKINS JAMES S JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 FSP=[YR=2002] W26 D3 R3 S8 E13 N2 R3 U3 E7 N6 $ S6 W7 D3 L3 S2 W13 N8 U3 L3 W8 D3 L3 S41 E6 N1 E12 FOP=[YR=2002] S6 E10 N6 W10 $ E16 FGR=[YR=2002] S27 E21 N25 W5 S2 W7 N5 W9 S1 $ N1 E9 S5 E7 N2 E5 N45 $.

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	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	2002	2002	3	80	2,929	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 5,904

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 04/06/2021 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS