LOT 116
IN OR 2193/840
NORTH HAMPTON PHASE 1 PB 6/215

MARSHALL GREGORY J & BARBARA W
86142 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0116-0000

BUILDING CHARACTERISTICS

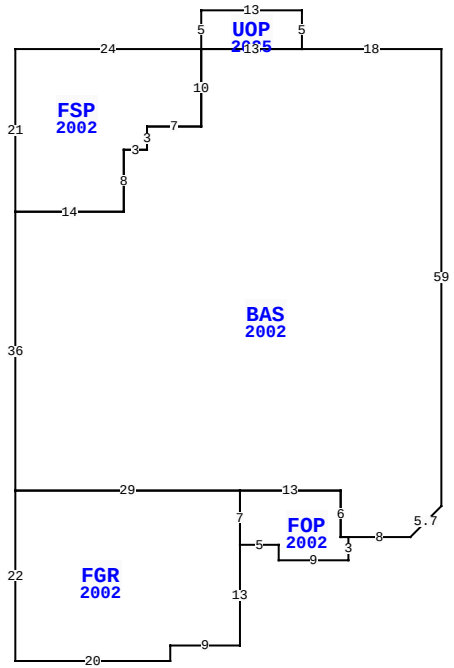
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,802	100	2002	2,802	391,007
FGR	620	55	2002	341	47,585
FOP	110	30	2002	33	4,605
FSP	403	40	2002	161	22,467
UOP	65	20	2025	13	1,815
TOTALS	4,000			3,350	467,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,350	111.2832	146.89	492,082	2002	2014	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2019 Heated Area: 2802 HX Base Yr 2019



86142 EASTPORT DR, FERNANDINA BEACH

BLD DATE		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		467,478
TOTAL MARKET OB/XF VALUE		50,633
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		623,111
SOH/AGL Deduction		236,348
ASSESSED VALUE		386,763
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,041
TOTAL JUST VALUE		623,111
NCON VALUE		1,814
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005484	(5X14) UOP W/ COM	2,247	05/07/2024
B24-04558	REMODEL (2) GUEST	8,000	04/19/2024
22008021	REMODEL	10,000	05/24/2022
21003422	SOLAR PANELS	2,500	03/22/2021
B1902249	SCRNENCL	25,469	03/06/2019
18008452	SWIM POOL	45,000	08/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/0840	4/30/2018	WD	Q	I	01	355,000
GRANTOR: GLEASON MARK E & LISA						
GRANTEE: MARSHALL GREGORY J						
1382/0564	1/17/2006	WD	U	I	21	405,000
GRANTOR: WALKER ELEANORE ETAL						
GRANTEE: GLEASON MARK E & LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W18 W13 S10 W7 S3 W3 S8 W14 S36 E29 E13 S6 E1 E8 U4R4 N59 $
FGR=[YR=2002;ORIG=-55,57] S22 E20 N2 E9 N13 N7 W29 $
FSP=[YR=2002;ORIG=-31,0] W24 S21 E14 N8 E3 N3 E7 N10 $
FOP=[YR=2002;ORIG=-26,64] E5 S2 E9 N3 W1 N6 W13 S7 $
UOP=[YR=2025;ORIG=-31,0] E13 N5 W13 S5 $
.

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	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	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	2002	2002	3	80	3,421	
3	0861	POOL GUNIT	0	100	25	10	250.00	SF	85.00	85.00	100	2019	2019	3	87	18,488	
4	0855	CONC PAVER	0	100	0	0	830.00	SF	10.00	10.00	100	2019	2019	3	97	8,051	
5	0911	SCRN RM A	0	100	40	27	1,080.00	SF	17.50	17.50	100	2019	2019	3	82	15,498	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	20	2021	2021	3	110	2,200	

LAND DESCRIPTION

TOTAL OB/XF 50,633

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 07/02/2024 BY KW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS