LOT 117
IN OR 1862/337
NORTH HAMPTON PHASE 1 PB 6/215

JOHNSON EDWIN M & REBECCA E
86134 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

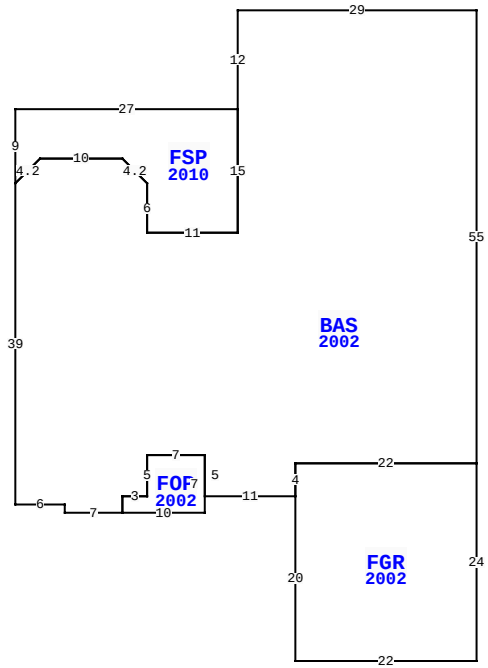
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,607	100	2002	2,607	360,125
FGR	528	55	2002	290	40,060
FOP	55	30	2002	16	2,211
FSP	270	40	2010	108	14,919
TOTALS	3,460			3,021	417,313

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,021	114.3744	150.97	456,080	2002	2007	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 2014 Heated Area: 2607 HX Base Yr 2014



86134 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		417,313
TOTAL MARKET OB/XF VALUE		11,606
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		533,919
SOH/AGL Deduction		237,849
ASSESSED VALUE		296,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		245,348
TOTAL JUST VALUE		533,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002999	REPAIR/RRF	24,100	04/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1862/0337	6/17/2013	WD	Q	I	02	286,000
GRANTOR: STIVERS KENNETH R & B						
GRANTEE: JOHNSON EDWIN M & R						
1269/1119	10/28/2004	WD	Q	I		350,000
GRANTOR: BRUCE PATRICIA S						
GRANTEE: STIVERS KENNETH R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W29 S12 FSP=[YR=2010] W27 S9 R3 U3 E10 D3 R3 S6 E11 N15 $ S15 W11 N6 L3 U3 W10 D3 L3 S39 E6 S1 E7
FOP=[YR=2002] E10N7 W7 S5 W3 S2 $ N2 E3 N5E7 S5 E11
FGR=[YR=2002] S20 E22 N24 W22 S4 $ N4 E22 N55 $.

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	0855	CONC PAVER	0	100	0	0	1,248.00	SF	10.00	10.00	100	2013	2013	3	93	11,606	

LAND DESCRIPTION

TOTAL OB/XF 11,606

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 05/26/2020 BY NWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS