LOT 123
IN OR 1285/1386
NORTH HAMPTON PHASE 1 PB 6/215

BENDER STEPHEN D & GINGER P
PO BOX 396
YULEE, FL 32041-0396

2025

12-2N-27-1460-0123-0000

BUILDING CHARACTERISTICS

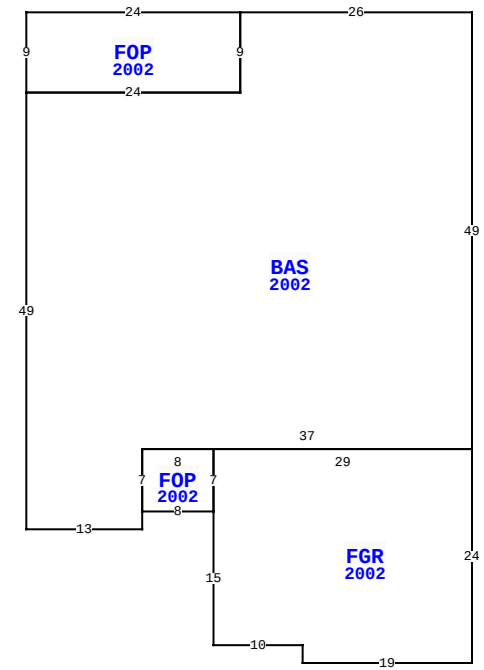
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,351	100	2002	2,351	322,668
FGR	676	55	2002	372	51,056
FOP	56	30	2002	17	2,334
FOP	216	30	2002	65	8,921
TOTALS	3,299			2,805	384,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,805	116.8272	154.21	432,559	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2005 Heated Area: 2351 HX Base Yr 2005



86054 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		384,978
TOTAL MARKET OB/XF VALUE		6,217
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		496,195
SOH/AGL Deduction		250,285
ASSESSED VALUE		245,910
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,188
TOTAL JUST VALUE		496,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005658	ROOF	19,676	07/18/2020
B0209618	NEW CONSTR	235,554	06/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/1386	1/05/2005	WD	U	I	21	338,000
GRANTOR: BURLING JOHN M & CARO						
GRANTEE: BENDER STEPHEN D &						
1078/1939	9/04/2002	WD	Q	I		231,300
GRANTOR: MORRISON HOMES INC						
GRANTEE: BURLING JOHN M & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W26 FOP=[YR=2002] W24 S9 E24 N9 $ S9 W24 S49 E13 N2 FOP=[YR=2002] E8 FGR=[YR=2002] S15 E10 S2 E19 N24 W29 S7 $ N7 W8 S7 $ N7 E37 N49 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	85	1,700	
2	0812	CONCRETE C	0	100	0	0	1,158.00	SF	4.00	4.00	100	2002	2002	3	80	3,706	
3	1125	CB/STC 6"	0	100	0	0	40.00	SF	7.35	7.35	100	2002	2002	3	80	235	
4	1076	TRELLIS A	0	100	20	12	240.00	SF	7.50	7.50	100	2004	2004	3	32	576	

LAND DESCRIPTION

TOTAL OB/XF 6,217

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS