

LOT 126
IN OR 2534/1500
NORTH HAMPTON PHASE 1 PB 6/215

KUCIEL BEATA & LUKASZ MATYSIK
86014 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0126-0000



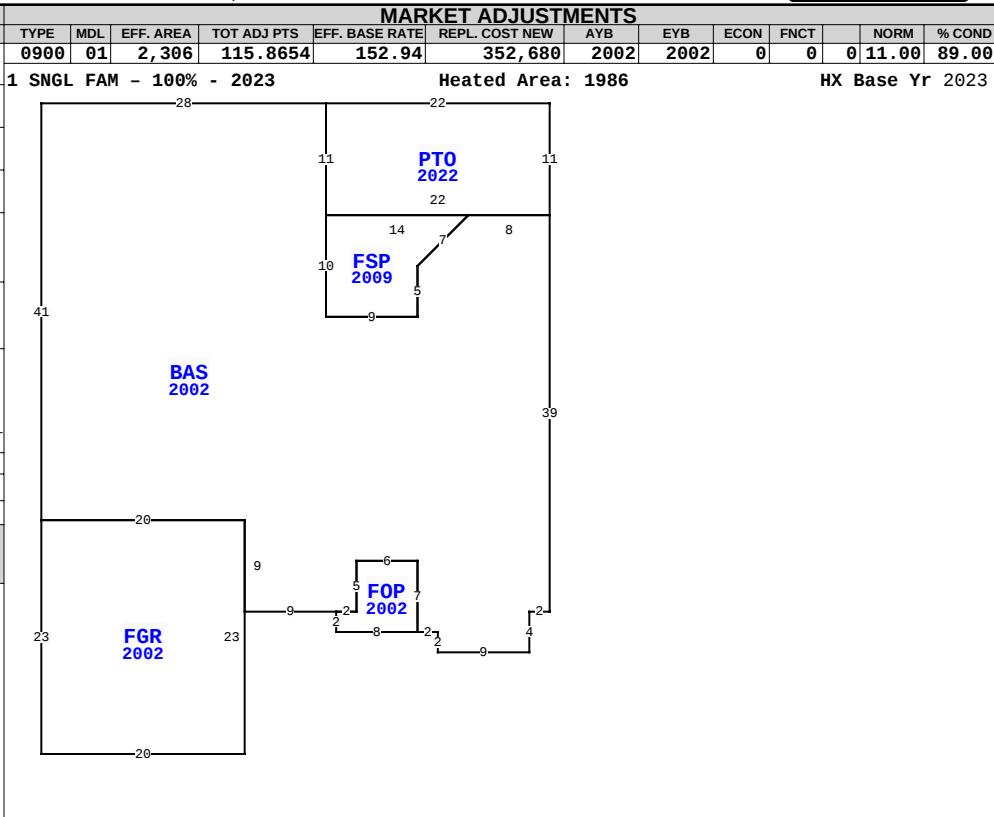
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,986	100	2002	1,986	270,328
FGR	460	55	2002	253	34,438
FOP	46	30	2002	14	1,905
FSP	103	40	2009	41	5,581
PTO	242	5	2022	12	1,633
TOTALS	2,837			2,306	313,885

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	830.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000140	C	RES GOLF	100	0003	PUD	0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
6,428											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	313,885		
TOTAL MARKET OB/XF VALUE	6,428		
TOTAL LAND VALUE - MARKET	105,000		
TOTAL MARKET VALUE	425,313		
SOH/AGL Deduction	5,928		
ASSESSED VALUE	419,385		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	368,663		
TOTAL JUST VALUE	425,313		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	408,904		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001743	REPAIR/RRF	13,146	02/01/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2534/1500	1/31/2022	WD	Q	I	01
					SALE PRICE
					379,900
GRANTOR: GRIGGS MICHAEL H					
GRANTEE: KUCIEL BEATA & LUKA					
1648/1233	10/29/2009	WD	U	I	12
GRANTOR: FEDERAL NATIONAL MORT					
GRANTEE: GRIGGS MICHAEL H					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2002;ORIG=0,0] W8 D5L5 S5 W9 N10 N11 W28 S41 E20 S9 E9 E2 N5 E6 S7 E2 S2 E9 N4 E2 N39 \$											
FGR=[YR=2002;ORIG=-50,30] S23 E20 N23 W20 \$											
FSP=[YR=2009;ORIG=-8,0] W14 S10 E9 N5 U5R5 \$											
FOP=[YR=2002;ORIG=-21,39] S2 E8 N7 W6 S5 W2 \$											
PTO=[YR=2022;ORIG=-22,-11] E22 S11 W22 N11 \$											