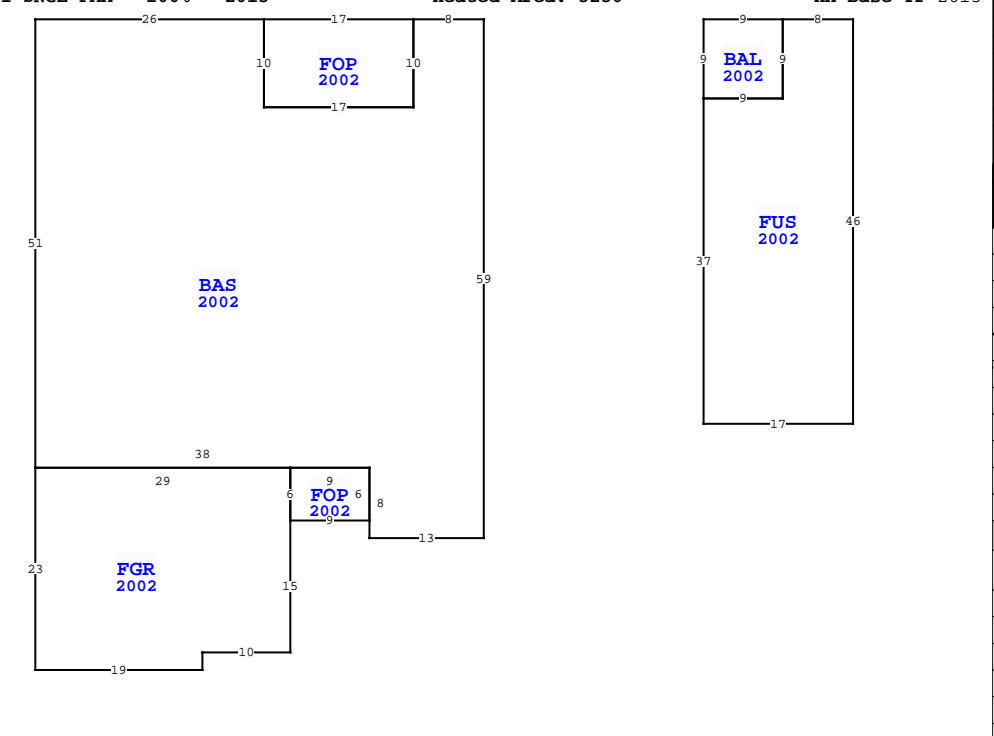


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,671	109.8090	144.95	532,111	2002	2002	0	0	11.00	89.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			473,579
TOTAL MARKET OB/XF VALUE			16,855
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			595,434
SOH/AGL Deduction			228,947
ASSESSED VALUE			366,487
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			315,765
TOTAL JUST VALUE			595,434
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			573,526



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
BAL	81	15	2002	12	1,548
BAS	2,535	100	2002	2,535	327,029
FGR	647	55	2002	356	45,926
FOP	54	30	2002	16	2,064
FOP	170	30	2002	51	6,579
FUS	701	100	2002	701	90,433
TOTALS	4,188			3,671	473,579

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209303	NEW CONSTR	200,000	02/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1942/1783	10/20/2014	WD	Q	I	01	372,500

GRANTOR: SMITH RANDAL M & DONN						
GRANTEE: BERK JONATHAN L & D						
1342/0872	8/17/2005	WD	Q	I		445,000
GRANTOR: COLLINS JASON T & MAR						
GRANTEE: SMITH RANDAL M & DO						

EXTRA FEATURES																	
L N	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	0812	CONCRETE C	0	100	0	0	1,197.00	SF	4.00	4.00	100	2002	2002	3	80	3,830	
2	0910	SCRN RM L	0	100	0	0	840.00	SF	15.00	15.00	100	2002	2002	3	20	2,520	
3	0861	POOL GUNIT	0	100	0	0	204.00	SF	85.00	85.00	100	2002	2002	3	27	4,682	
4	0845	KOOL DECK	0	100	0	0	636.00	SF	7.25	7.25	100	2002	2002	3	80	3,689	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	20	400	
6	0462	ST/AL FNC	0	100	0	0	384.00	SF	10.00	10.00	100	2006	2006	3	40	1,536	
7	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2006	2006	3	66	198	

86006 EASTPORT DR, FERNANDINA BEACH												
BLD DATE	03/29/2023	NW	LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									
TOTAL OB/XF 16,855												

BUILDING NOTES						
BAS=[YR=2002] W8 FOP=[YR=2002] W17 S10 E17 N10\$ S10 W17 N10 W26 S51 FGR=[YR=2002] S23 E19 N2 E10 N15 FOP=[YR=2002] E9 N6 W9 S6\$ N6 W29\$ E38 S8 E13 N59\$ PTR=E25 BAL=[YR=2002] E9 FUS=[YR=2002] E8 S46 W17 N37 E9 N9\$ S9 W9 N9\$ W25\$.						

LAND DESCRIPTION													TOTAL OB/XF 16,855												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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								