LOT 129
IN OR 1076/1037
NORTH HAMPTON PHASE 1 PB 6/215

KUBATZKE ERIC J & STORMY G
86021 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0129-0000

BUILDING CHARACTERISTICS

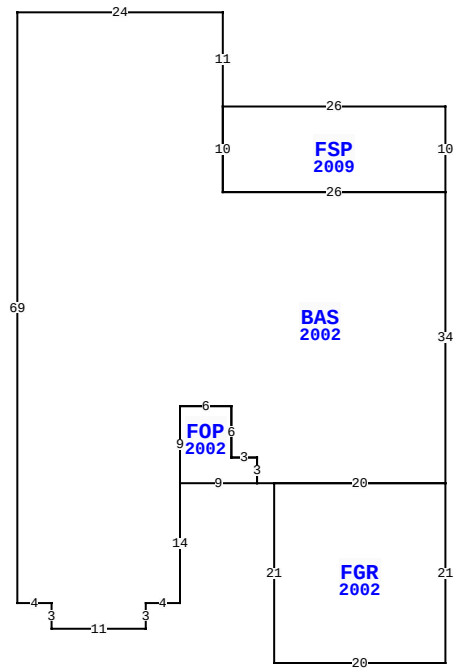
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,440	100	2002	2,440	342,114
FGR	420	55	2002	231	32,389
FOP	63	30	2002	19	2,664
FSP	260	40	2009	104	14,582
TOTALS	3,183			2,794	391,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,794	119.3472	157.54	440,167	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2003 Heated Area: 2440 HX Base Yr 2003



86021 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		391,749
TOTAL MARKET OB/XF VALUE		9,168
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		528,417
SOH/AGL Deduction		286,293
ASSESSED VALUE		242,124
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,402
TOTAL JUST VALUE		528,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1076/1037	8/22/2002	WD	Q	I		243,700
GRANTOR: MORRISON HOMES INC						
GRANTEE: KUBATZKE ERIC J & S						
1023/1228	12/06/2001	WD	U	V	19	217,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W26 BAS=[YR=2002] N11 W24 S69 E4 S3 E11 N3 E4 N14 FOP=[YR=2002] E9 N3 W3 N6 W6 S9 $ N9 E6 S6 E3 S3 E2 FGR=[YR=2002] S21 E20 N21 W20 $ E20 N34 W26 N10 $ S10 E26 N10 $.

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	0811	CONCRETE B	0	100	0	0	851.00	SF	5.20	5.20	100	2002	2002	3	80	3,540	
3	1125	CB/STC 6"	0	100	0	0	56.00	SF	7.35	7.35	100	2002	2002	3	80	329	
4	0855	CONC PAVER	0	100	0	0	400.00	SF	7.00	7.00	100	2004	2004	3	83	2,324	

LAND DESCRIPTION

TOTAL OB/XF 9,168

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	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 03/24/2020 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS