LOT 130
IN OR 1920/111
NORTH HAMPTON PHASE 1 PB 6/215

PORTEGIES-ZWART CAROLYN RAE REVOCABLE TRUST/PORTEG
86037 EASTPORT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0130-0000

BUILDING CHARACTERISTICS

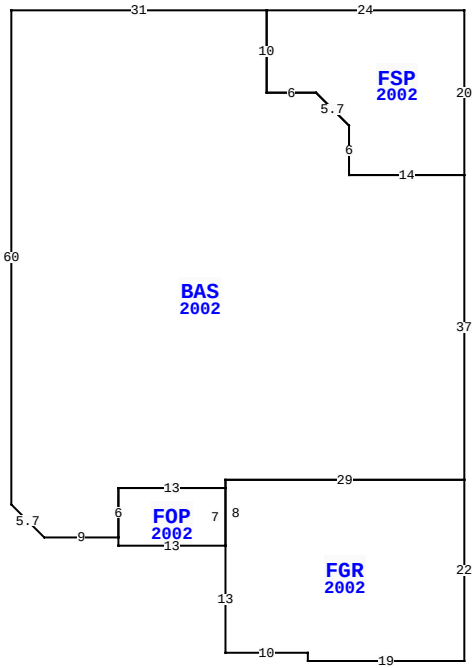
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,843	100	2002	2,843	380,072
FGR	628	55	2002	345	46,122
FOP	91	30	2002	27	3,610
FSP	388	40	2002	155	20,722
TOTALS	3,950			3,370	450,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,370	113.7948	150.21	506,208	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2011 Heated Area: 2843 HX Base Yr 2011



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

86037 EASTPORT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		450,525
TOTAL MARKET OB/XF VALUE		24,552
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		602,577
SOH/AGL Deduction		318,223
ASSESSED VALUE		284,354
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		233,632
TOTAL JUST VALUE		602,577
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0210426	XFOB	7,051	11/01/2002
B0210175	NEW CONSTR	210,981	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1920/0111	5/27/2014	WD	U	I	11	100
GRANTOR: PORTEGIES ZWART ROBER						
GRANTEE: PORTEGIES ZWART ROB						
1617/0190	4/24/2009	WD	U	I	37	320,000
GRANTOR: PRUDENTIAL RELOCATION						
GRANTEE: PORTEGIES-ZWART ROB						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2002] W24 BAS=[YR=2002] W31 S60 D4 R4 E9
FOP=[YR=2002] S1 E13 FGR=[YR=2002] S13 E10 S1 E19 N22 W29 S8$ N7 W13 S6$ N6 E13 N1 E29 N37 W14 N6 U4 L4 W6 N10$ S10 E6 D4 R4 S6 E14 N20$.

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	0812	CONCRETE C	0	100	0	0	1,072.00	SF	4.00	4.00	100	2002	2002	3	80	3,430	
2	0861	POOL GUNIT	0	100	0	0	472.00	SF	85.00	85.00	100	2002	2002	3	27	10,832	
3	0910	SCRN RM L	0	100	36	23	828.00	SF	15.00	15.00	100	2002	2002	3	20	2,484	
4	0845	KOOL DECK	0	100	0	0	356.00	SF	7.25	7.25	100	2002	2002	3	80	2,065	
5	0858	SCULP CONC	0	100	0	0	460.00	SF	13.00	13.00	100	2006	2006	3	96	5,741	

LAND DESCRIPTION

TOTAL OB/XF 24,552

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