LOT 131
IN OR 2121/1538
NORTH HAMPTON PHASE 1 PB 6/215

WHITE RUTHANNE ELIZABETH
86051 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0131-0000

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 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

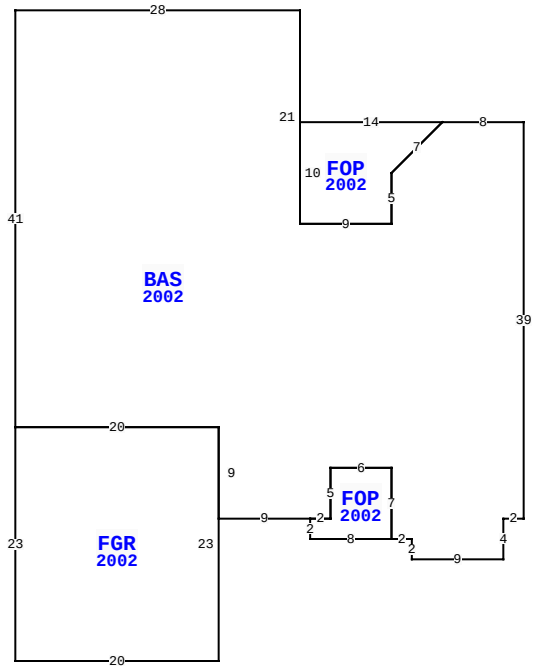
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	2002	1,986	289,294
FGR	460	55	2002	253	36,854
FOP	46	30	2002	14	2,039
FOP	103	30	2002	31	4,516
TOTALS	2,595			2,284	332,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,284	123.9945	163.67	373,822	2002	2002	0	0	0	11.00	89.00

1 SNGL FAM – 100% - 2021 Heated Area: 1986 HX Base Yr 2021



86051 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		332,702
TOTAL MARKET OB/XF VALUE		10,690
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		428,392
SOH/AGL Deduction		168,227
ASSESSED VALUE		260,165
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		204,443
TOTAL JUST VALUE		428,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007974	ADDITION	3,314	08/31/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/1538	5/19/2017	WD	Q	I	01	259,000
GRANTOR: BOYDA THOMAS A & MARG						
GRANTEE: WHITE RUTHANNE ELIZ						
1921/1274	5/23/2014	WD	Q	I	01	219,000
GRANTOR: DAVIS CLYDE W P/R						
GRANTEE: BOYDA THOMAS A & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W8 FOP=[YR=2002] W14 S10 E9 N5 U5 R5 $ D5 L5 S5 W9 N21 W28 S41 FGR=[YR=2002] S23 E20 N23 W20 $ E20 S9 E9 FOP=[YR=2002] S2 E8 N7 W6 S5 W2 $ E2 N5 E6 S7 E2 S2 E9 N4 E2 N39 $.

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	0811	CONCRETE B	0	100	0	0	710.00	SF	5.20	5.20	100	2002	2002	3	80	2,954	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
3	0858	SCULP CONC	0	100	0	0	242.00	SF	13.00	13.00	100	2008	2008	3	97	3,052	
4	0910	SCRN RM L	0	100	0	0	154.00	SF	15.00	15.00	100	2017	2017	3	74	1,709	

LAND DESCRIPTION

TOTAL OB/XF 10,690

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	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/06/2021 BY NWA Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS