LOT 74
NORTH HAMPTON PHASE 1 PB 6/215

LAPLACA LYNN M L/E/
86201 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0074-0000

BUILDING CHARACTERISTICS

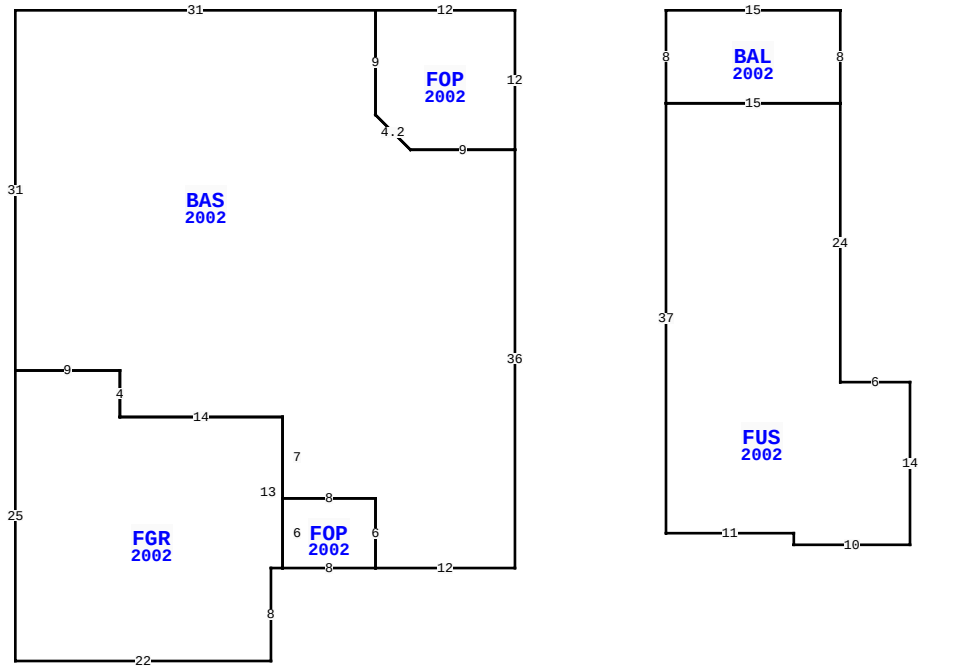
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	120	15	2002	18	2,470
BAS	1,542	100	2002	1,542	211,606
FGR	511	55	2002	281	38,561
FOP	48	30	2002	14	1,921
FOP	140	30	2002	42	5,764
FUS	643	100	2002	643	88,238
TOTALS	3,004			2,540	348,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,540	111.5520	155.06	393,852	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2008 Heated Area: 2185 HX Base Yr 2008



86201 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		348,559
TOTAL MARKET OB/XF VALUE		4,711
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		458,270
SOH/AGL Deduction		168,791
ASSESSED VALUE		289,479
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		233,068
TOTAL JUST VALUE		458,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,008

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008683	4 WINDOWS	3,200	10/12/2020
B22755	XFOB	3,400	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/1125	7/13/2023	LE	U	I	11	100
GRANTOR: LAPLACA LYNN M						
GRANTEE: MECCARIELLO LORI						
1507/0815	6/22/2007	WD	Q	I		376,500
GRANTOR: WILLS ROBERT A & MARY						
GRANTEE: LAPLACA ROBERT C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-12,0] W31 S31 E9 S4 E14 S7 E8 S6 E12 N36 W9 U3L3 N9 $
FUS=[YR=2002;ORIG=28,8] S24 E6 S14 W10 N1 W11 N37 E15 $
FGR=[YR=2002;ORIG=-43,31] S25 E22 N8 E1 N13 W14 N4 W9 $
FOP=[YR=2002;ORIG=0,0] W12 S9 D3R3 E9 N12 $
BAL=[YR=2002;ORIG=13,0] E15 S8 W15 N8 $
FOP=[YR=2002;ORIG=-20,48] E8 N6 W8 S6 $
.

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	84	2,940	
4	0911	SCRN RM A	0	100	12	10	120.00	SF	18.00	18.00	100	2020	2020	3	82	1,771	

LAND DESCRIPTION

TOTAL OB/XF 4,711

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	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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS