

LOT 76
IN OR 2534/491
NORTH HAMPTON PHASE 1 PB 6/215

SMITH CRAWFORD W
86269 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0076-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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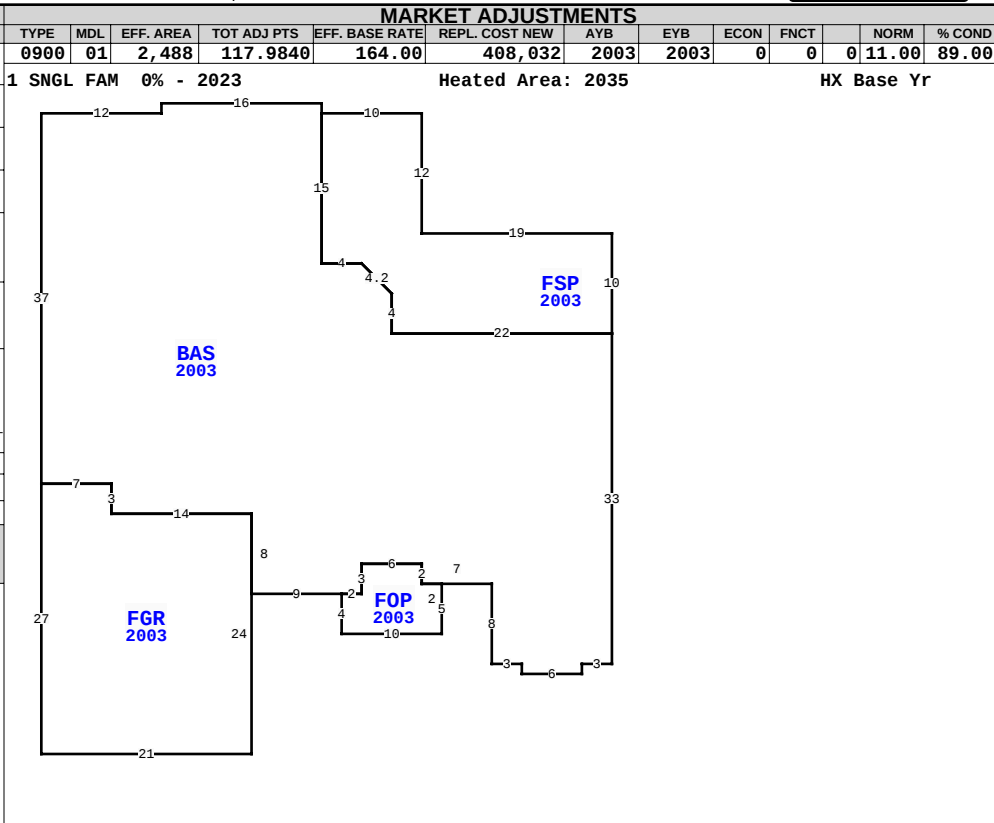
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2003	2,035	297,029
FGR	525	55	2003	289	42,182
FOP	60	30	2003	18	2,627
FSP	366	40	2003	146	21,310

TOTALS	2,986			2,488	363,148
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	0	0	0	745.00	SF	18.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	60,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	0		PUD	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	NWA
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86269 EASTPORT DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF										56,657		
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	1

Total Acres: 0.00	Total Land Value: 127,500	Market: 0	Agricultural: 0	Common: 127,500
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4		Tax Dist:
BUILDING MARKET VALUE		363,148
TOTAL MARKET OB/XF VALUE		56,657
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		547,305
SOH/AGL Deduction		0
ASSESSED VALUE		547,305
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		547,305
TOTAL JUST VALUE		547,305
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310663	SWIM POOL	21,000	01/01/2003
B0210440	NEW CONSTR	160,746	11/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/0491	1/24/2022	WD	Q	I	01	530,000
GRANTOR: BOYETT RICHARD D & DE						
GRANTEE: SMITH CRAWFORD W						
1395/0930	3/13/2006	WD	Q	I	01	100
GRANTOR: BOYETT RICHARD D & DE						
GRANTEE: BOYETT RICHARD D &						

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2003] W19 N12 W10 BAS=[YR=2003] N1 W16 S1 W12 S37 FGR=[YR=2003] S27 E21 N24 W14 N3 W7\$ E7 S3 E14 S8 E9 FOP=[YR=2003] S4 E10 N5 W2 N2 W6 S3 W2\$ E2 N3 E6 S2 E7 S8 E3 S1 E6 N1 E3 N33 W22 N4 U3 L3 W4 N15 \$S15 E4 D3 R3 S4 E22 N10\$.									