



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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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	1,441	100	2006	1,441	186,767
FGR	528	55	2006	290	37,587
FOP	32	30	2006	10	1,296
FOP	109	30	2006	33	4,277
FST	8	55	2006	4	518
FUS	693	100	2006	693	89,819

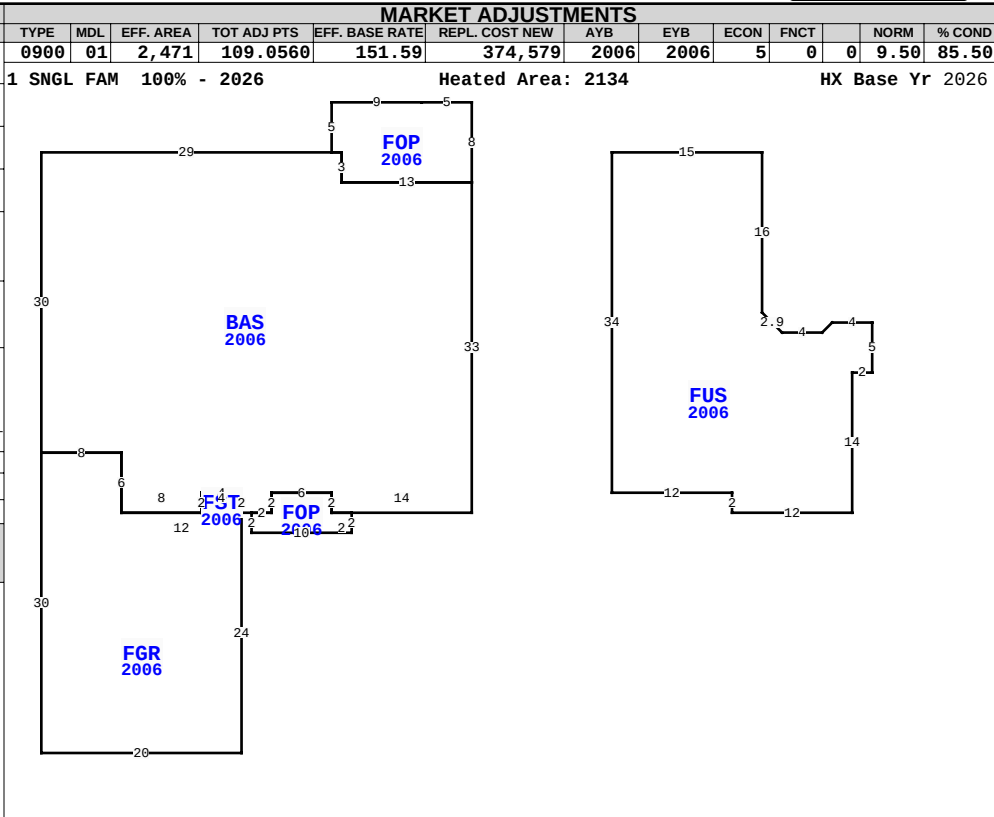
TOTALS	2,811			2,471	320,265
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2015	2015	05	90	54,000	
7	0911	SCRN RM A	0	100	0	0	1,020.00	SF	18.00	18.00	100	2015	2015	3	60	11,016	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500

REVIEW DATE	01/01/2023	BY	CD
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

86301 EASTPORT DR, FERNANDINA BEACH																	
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TOTAL OB/XF																	
68,096																	

Total Acres:	0.00	Total Land Value:	127,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY																	
PAGE 1 of 1																	
VALUATION SUMMARY																	
STANDARD																	
VALUATION BY																	
Tax Group: 4 Tax Dist:																	
BUILDING MARKET VALUE																	
320,265																	
TOTAL MARKET OB/XF VALUE																	
68,096																	
TOTAL LAND VALUE - MARKET																	
127,500																	
TOTAL MARKET VALUE																	
515,861																	
SOH/AGL Deduction																	
0																	
ASSESSED VALUE																	
515,861																	
TOTAL EXEMPTION VALUE																	
HX HB																	
51,411																	
BASE TAXABLE VALUE																	
464,450																	
TOTAL JUST VALUE																	
515,861																	
NCON VALUE																	
0																	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	
518,792																	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530294	SCRNROOM	0	04/01/2015
B1530149	SWIM POOL	47,123	03/01/2015
E1528973	ELE FOR POOL	0	03/01/2015
M10796	MECH OTHER	0	12/01/2005
E16086	ELEC OTHER	1,500	11/01/2005
C16243	CO ISSUED	0	10/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2783/1692	4/28/2025	WD	Q	I	01	541,000	
GRANTOR:CHILSTORM PETER DYLAN							
GRANTEE:WELLER MATTHEW A &							
2431/1212	2/04/2021	WD	Q	I	01	435,000	
GRANTOR:MARCUM WILLIAM L & MA							
GRANTEE:CHILSTORM PETER D &							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[YR=2006;ORIG=-14,5] W29 S30 E8 S6 E8 N2 E4 S2 E1 E2 N2 E6 S2 E14 N33 W13 N3 W1 \$																	
FUS=[YR=2006;ORIG=14,39] N34 E15 S16 D2R2 E4 U1R1 E4 S5 W2 S14 W12 N2 W12 \$																	
FGR=[YR=2006;ORIG=-43,35] S30 E20 N24 W12 N6 W8 \$																	
FOP=[YR=2006;ORIG=0,0] W5 W9 S5 E1 S3 E13 N8 \$																	
FOP=[YR=2006;ORIG=-22,41] S2 E10 N2 W2 N2 W6 S2 W2 \$																	
FST=[YR=2006;ORIG=-23,41] N2 W4 S2 E4 \$																	
PTR=[ORIG=0,0] N15 S15 \$																	