LOT 80
NORTH HAMPTON PHASE 1 PB 6/215

TAYLOR CHARLES
86327 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0080-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

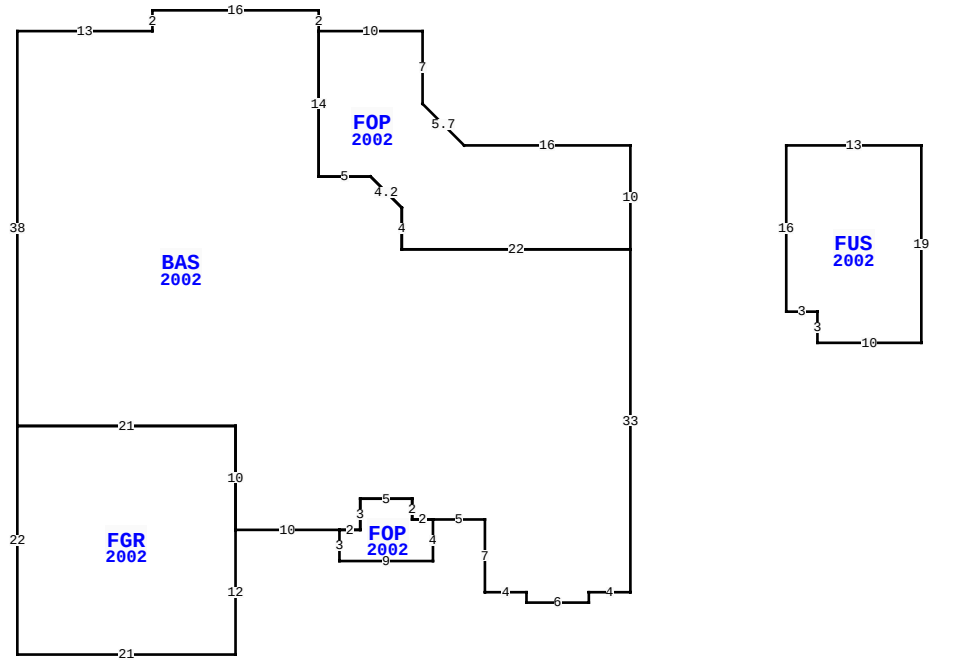
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
BAS	2,144	100	2002	2,144	293,458
FGR	462	55	2002	254	34,766
FOP	44	30	2002	13	1,780
FOP	367	30	2002	110	15,057
FUS	238	100	2002	238	32,576
TOTALS	3,255			2,759	377,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,759	111.2640	154.66	426,707	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2025 Heated Area: 2382 HX Base Yr 2025



86327 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		377,636
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		508,076
SOH/AGL Deduction		293,529
ASSESSED VALUE		214,547
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		163,136
TOTAL JUST VALUE		508,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		469,242

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002178	REPAIR/RRF	18,789	02/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2738/1287	9/16/2024	WD	Q	I	01	480,000
GRANTOR: RAHN RONALD E & CHARL						
GRANTEE: TAYLOR CHARLES						
1939/1937	9/30/2014	QC	U	I	11	100
GRANTOR: RAHN RONALD E						
GRANTEE: RAHN RONALD E & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=-30,-11] N2 W16 S2 W13 S38 E21 S10 E10 E2 N3 E5 S2 E2 E5 S7 E4 S1 E6 N1 E4 N33 W22 N4 U3L3 W5 N14 $
FGR=[YR=2002;ORIG=-59,27] S22 E21 N12 N10 W21 $
FOP=[YR=2002;ORIG=0,0] W16 U4L4 N7 W10 S14 E5 D3R3 S4 E22 N10 $
FUS=[YR=2002;ORIG=15,0] E13 S19 W10 N3 W3 N16 $
FOP=[YR=2002;ORIG=-28,37] S3 E9 N4 W2 N2 W5 S3 W2 $
.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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 01/12/2026 BY KWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS