LOT 81
NORTH HAMPTON PHASE 1 PB 6/215

SEARCY ZACHERY/IACABUCCI JORDAN
86333 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0081-0000

BUILDING CHARACTERISTICS

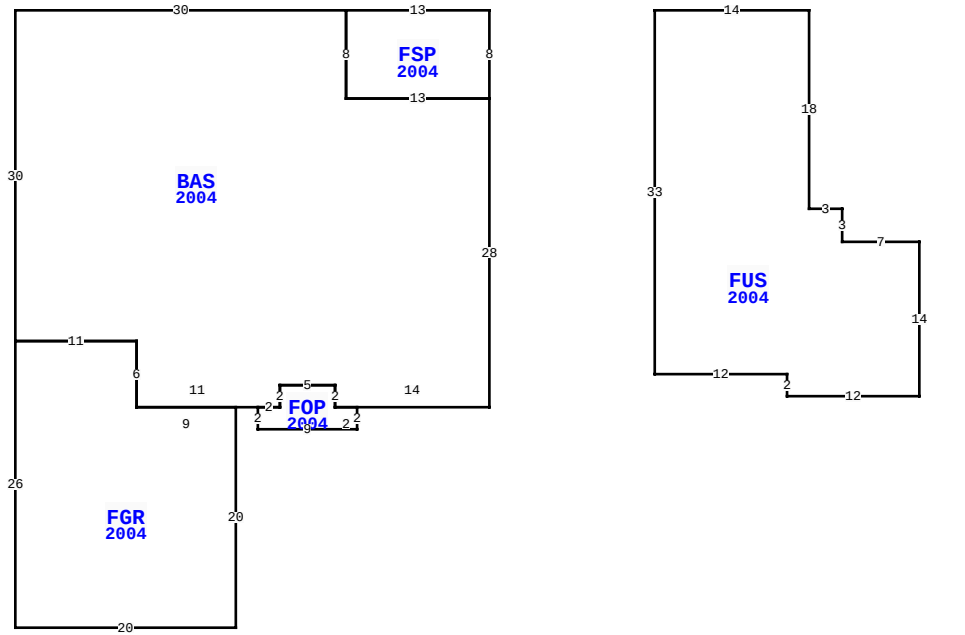
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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
BAS	1,368	100	2004	1,368	188,466
FGR	466	55	2004	256	35,268
FOP	28	30	2004	8	1,102
FSP	104	40	2004	42	5,786
FUS	615	100	2004	615	84,727
TOTALS	2,581			2,289	315,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	110.7400	153.93	352,346	2004	2004	0	0	0	10.50	89.50

1 SNGL FAM 100% - 2026 Heated Area: 1983 HX Base Yr 2026



86333 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		315,350
TOTAL MARKET OB/XF VALUE		3,010
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		445,860
SOH/AGL Deduction		0
ASSESSED VALUE		445,860
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		394,449
TOTAL JUST VALUE		445,860
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/270	3/24/2025	WD	Q	I	01	533,000
GRANTOR: LITTLE NORMAN &						
GRANTEE: SEARCY ZACHERY						
1293/0668	2/07/2005	WD	U	I	21	256,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: LITTLE NORMAN & BET						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W13 BAS=[YR=2004] W30 S30 FGR=[YR=2004] S26 E20 N20 W9 N6 W11$ E11 S6 E11 FOP=[YR=2004] S2 E9 N2 W2 N2 W5 S2 W2$ E2 N2 E5 S2 E14 N28 W13 N8$ S8 E13 N8$ PTR=E15 FUS=[YR=2004] E14 S18 E3 S3 E7 S14 W12 N2 W12 N33$ W15$.

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	2004	2004	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	000134	C	RES POND	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 Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS