LOT 82
NORTH HAMPTON PHASE 1 PB 6/215

SMITH MONTGOMERY C & SARA
86343 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0082-0000

BUILDING CHARACTERISTICS

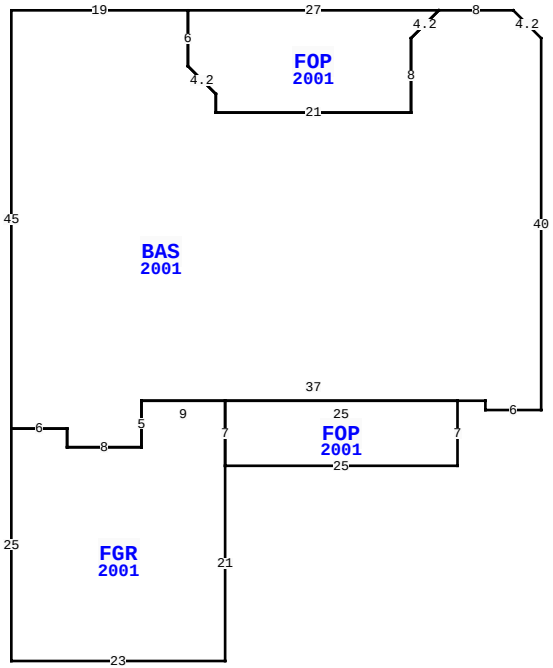
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2001	2,196	320,270
FGR	586	55	2001	322	46,961
FOP	175	30	2001	52	7,584
FOP	258	30	2001	77	11,230
TOTALS	3,215			2,647	386,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,647	119.2320	165.73	438,687	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2026 Heated Area: 2196 HX Base Yr 2026



86343 EASTPORT DR, FERNANDINA BEACH

BLD DATE		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		386,045
TOTAL MARKET OB/XF VALUE		70,369
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		583,914
SOH/AGL Deduction		0
ASSESSED VALUE		583,914
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		532,503
TOTAL JUST VALUE		583,914
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015761	SCRN ENCLSR	16,920	10/20/2022
22010888	SWIM POOL	51,000	07/18/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2485/0044	7/29/2021	WD	Q	I	01	480,000
GRANTOR: HARRIS BRIANNA A & WI						
GRANTEE: SMITH MONTGOMERY C						
2229/0362	10/05/2018	WD	Q	I	01	353,000
GRANTOR: SWEENEY TAMARA MICHEL						
GRANTEE: HARRIS WILLIAM H II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] U3 L3 W8 FOP=[YR=2001] W27 S6 D3 R3 S2 E21 N8 R3 U3 $ D3 L3 S8 W21 N2 L3 U3 N6 W19 S45 FGR=[YR=2001] S25 E23 N21 FOP=[YR=2001] E25 N7 W25 S7 $ N7 W9 S5 W8 N2 W6 $ E6 S2 E8 N5 E37 S1 E6 N40 $.

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	2001	2001	3	83	2,905	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	
5	0912	SCRN RM G	0	100	21	44	924.00	SF	21.00	21.00	100	2022	2022	3	90	17,464	

LAND DESCRIPTION

TOTAL OB/XF 70,369

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 04/30/2024 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS