LOT 86
IN OR 1382/123
NORTH HAMPTON PHASE 1 PB 6/215

LEVONEN ANNE/KATCHPOLE DAVID
86387 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0086-0000

BUILDING CHARACTERISTICS

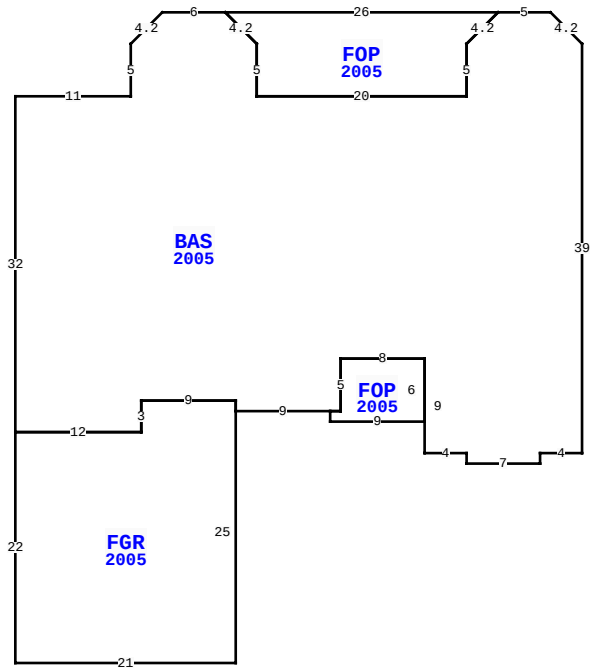
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,828	100	2005	1,828	258,181
FGR	489	55	2005	269	37,993
FOP	49	30	2005	15	2,119
FOP	169	30	2005	51	7,203
TOTALS	2,535			2,163	305,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,163	112.8960	156.93	339,440	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2013 Heated Area: 1828 HX Base Yr 2013



86387 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		305,496
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		436,041
SOH/AGL Deduction		178,885
ASSESSED VALUE		257,156
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,745
TOTAL JUST VALUE		436,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10399	MECH OTHER	0	09/01/2005
E15556	ELEC OTHER	1,500	08/01/2005
P09711	OTHER	0	07/01/2005
R0507803	REPAIR/RRF	3,500	06/01/2005
B0515474	NEW CONSTR	288,700	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/0123	1/17/2006	WD	U	I	21	288,700
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: LEVONEN ANNE & DAVI						
1291/0360	1/27/2005	WD	U	V	19	1,425,900
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: INTERVEST CONSTRUCT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W5 FOP=[YR=2005] W26 D3 R3 S5 E20 N5 U3 R3 $ D3 L3 S5 W20 N5 U3 L3 W6 L3 D3 S5 W11 S32
FGR=[YR=2005] S22 E21 N25 W9 S3 W12$E12 N3 E9 S1 E9
FOP=[YR=2005] S1 E9 N6 W8 S5 W1$ E1 N5E8 S9 E4 S1 E7 N1 E4 N39$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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		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