LOT 87
IN OR 1423/1880
NORTH HAMPTON PHASE 1 PB 6/215

LOWREY DIANA T
86403 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0087-0000

BUILDING CHARACTERISTICS

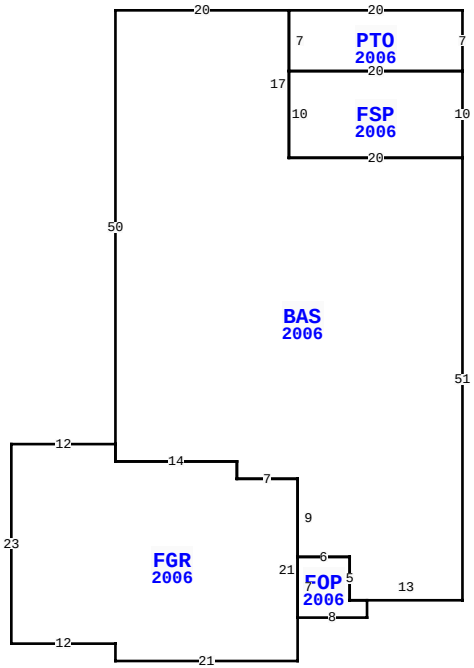
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,028	100	2006	2,028	285,065
FGR	745	55	2006	410	57,631
FOP	46	30	2006	14	1,967
FSP	200	40	2006	80	11,246
PTO	140	5	2006	7	984
TOTALS	3,159			2,539	356,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,539	111.7440	155.32	394,357	2006	2006	0	0	0	9.50	90.50

1 SNGL FAM 100% - 2007 Heated Area: 2028 HX Base Yr 2007



86403 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		356,893
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		487,473
SOH/AGL Deduction		201,689
ASSESSED VALUE		285,784
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		229,373
TOTAL JUST VALUE		487,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16221	NEW CONSTR	1,500	11/01/2005
M10704	H/AC	0	11/01/2005
P10100	NEW CONSTR	0	09/01/2005
R08159	REPAIR/RRF	3,500	08/01/2005
B15944	NEW CONSTR	419,900	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1423/1880	6/28/2006	WD	Q	I		395,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: LOWREY ROBERT J & D						
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=2006] N51 FSP=[YR=2006] N10 PTO=[YR=2006] N7 W20 S7 E20$W20S10 E20$W20N17W20S50 FGR=[YR=2006] W12 S23 E12 S2 E21 N21 W7 N2 W14 N2$S2 E14 S2 E7 S9 FOP=[YR=2006] S7 E8 N2W2N5W6$ E6 S5 E13$.

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	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS