LOT 90
IN OR 2053/1596
NORTH HAMPTON PHASE 1 PB 6/215

KILGORE EMORY A & TRUDY L L/E
86443 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034-1132

2026

12-2N-27-1460-0090-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 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

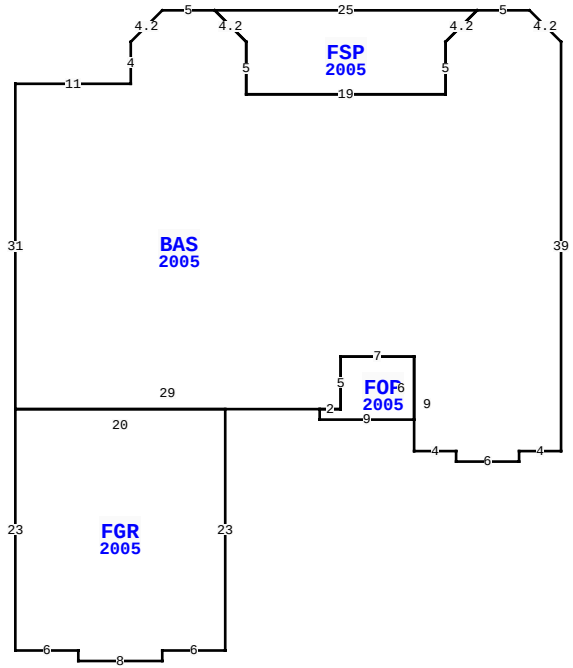
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,756	100	2005	1,756	258,554
FGR	468	55	2005	257	37,841
FOP	44	30	2005	13	1,914
FSP	161	40	2005	64	9,423
TOTALS	2,429			2,090	307,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,090	117.6980	163.60	341,924	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2011 Heated Area: 1756 HX Base Yr 2011



86443 EASTPORT DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		307,732
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		438,277
SOH/AGL Deduction		174,148
ASSESSED VALUE		264,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,718
TOTAL JUST VALUE		438,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412973	NEW CONSTR	374,245	07/08/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/1596	5/16/2016	WD	U	I	11	100
GRANTOR: KILGORE EMORY A & TRU						
GRANTEE: KILGORE EMORY A & T						
1296/1601	2/22/2005	WD	Q	I		288,900
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: KILGORE EMORY & TRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] U3 L3 W5 FSP=[YR=2005] W25 D3 R3 S5 E19 N5 U3 R3 $ D3 L3 S5 W19 N5 U3 L3 W5 D3 L3 S4 W11 S31 FGR=[YR=2005] S23 E6 S1 E8 N1 E6 N23 W20 $ E29 FOP=[YR=2005] S1 E9 N6 W7 S5 W2 $ E2 N5 E7 S9 E4 S1 E6 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
1	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS