LOT 91
NORTH HAMPTON PHASE 1 PB 6/215

WITKOSKY JAMES E & TERESSA A
86459 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0091-0000

BUILDING CHARACTERISTICS

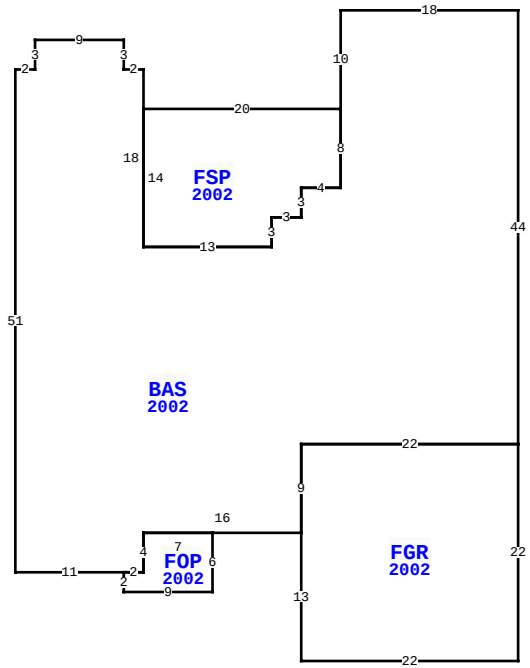
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,059	100	2002	2,059	286,944
FGR	484	55	2002	266	37,070
FOP	46	30	2002	14	1,951
FSP	247	40	2002	99	13,797
TOTALS	2,836			2,438	339,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,438	113.2880	157.47	383,912	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2022 Heated Area: 2059 HX Base Yr 2022



86459 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		339,762
TOTAL MARKET OB/XF VALUE		54,442
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		521,704
SOH/AGL Deduction		122,088
ASSESSED VALUE		399,616
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		348,205
TOTAL JUST VALUE		521,704
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		490,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0514776	SWIM POOL	29,917	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/0524	3/19/2021	WD	Q	I	01	405,000
GRANTOR: POWELL SCOTT & TAMARA						
GRANTEE: WITKOSKY JAMES E &						
1949/0530	11/13/2014	SW	U	I	12	203,200
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: POWELL SCOTT & TAMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W18 S10 FSP=[YR=2002] W20 S14 E13 N3 E3 N3 E4 N8 $ S8 W4 S3 W3 S3 W13 N18 W2 N3 W9 S3 W2 S51 E11 FOP=[YR=2002] S2 E9 N6 W7 S4 W2 $ E2 N4 E16 FGR=[YR=2002] S13 E22 N22 W22 S9 $ N9 E22 N44 $.

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	2002	2002	3	84	2,940	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
6	1242	WD DECK A	0	100	0	0	239.00	SF	10.00	10.00	100	2005	2005	3	21	502	

LAND DESCRIPTION

TOTAL OB/XF 54,442

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