LOT 94
IN OR 1344/378
NORTH HAMPTON PHASE 1 PB 6/215

KING JOHN H & MAUREEN C
86493 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

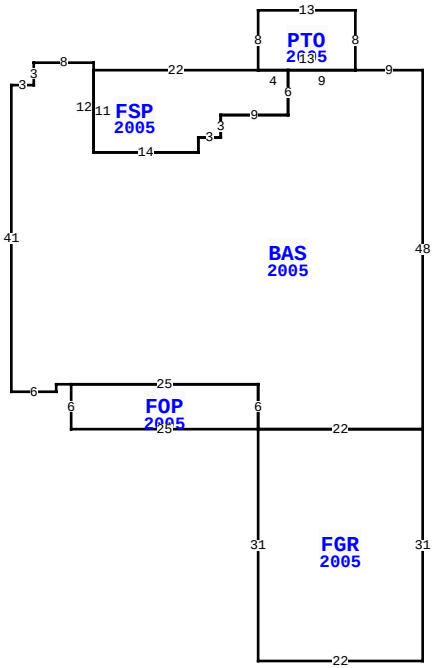
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,215	100	2005	2,215	315,232
FGR	682	55	2005	375	53,369
FOP	150	30	2005	45	6,404
FSP	235	40	2005	94	13,378
PTO	104	5	2005	5	712
TOTALS	3,386			2,734	389,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,734	113.7600	158.13	432,327	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2006 Heated Area: 2215 HX Base Yr 2006



86493 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		389,094
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		519,639
SOH/AGL Deduction		203,932
ASSESSED VALUE		315,707
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		264,296
TOTAL JUST VALUE		519,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006085	ROOF	23,326	07/30/2020
P09933	OTHER	0	08/01/2005
E14738	ELEC OTHER	1,500	04/01/2005
M09652	MECH OTHER	0	04/01/2005
P09216	OTHER	0	03/01/2005
R07286	REPAIR/RRF	3,500	02/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/0378	8/23/2005	WD	Q	I		318,200
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: KING JOHN H & MAURE						
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] W9 PTO=[YR=2005] N8 W13 S8 FSP=[YR=2005] W22 S11 E14 N2 E3 N3 E9 N6 W4 $ E13 $ W9 S6 W9 S3 W3 S2 W14 N12 W8 S3 W3 S41 E6 N1 E2 FOP=[YR=2005] S6 E25 FGR=[YR=2005] S31 E22 N31 W22 $ N6 W25 $ E25 S6 E22 N48 $.

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