LOT 95
NORTH HAMPTON PHASE 1 PB 6/215

HILL GERALD W & PAMELA N L/E/
86509 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0095-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

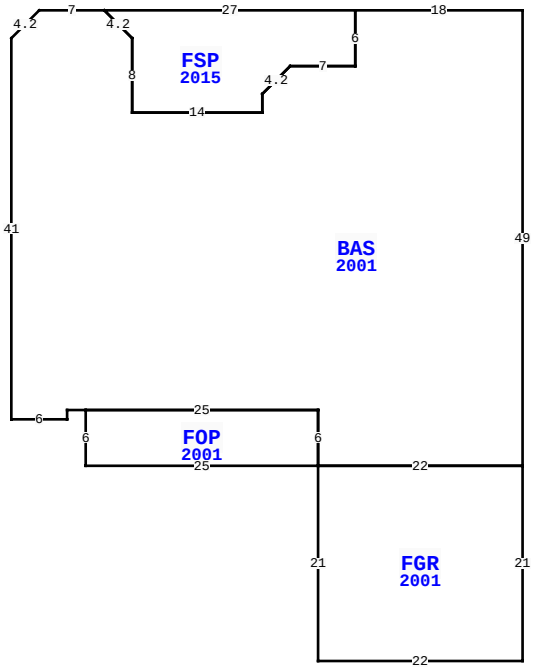
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2001	2,276	308,684
FGR	462	55	2001	254	34,448
FOP	150	30	2001	45	6,103
FSP	223	40	2015	89	12,071
TOTALS	3,111			2,664	361,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,664	110.8800	154.12	410,576	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2002 Heated Area: 2276 HX Base Yr 2002



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

86509 EASTPORT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		361,307
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		488,807
SOH/AGL Deduction		192,167
ASSESSED VALUE		296,640
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		245,229
TOTAL JUST VALUE		488,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007409	REPAIR/RRF	21,000	09/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1017	5/27/2022	QC	U	I	11	100
GRANTOR: HILL GERALD W & PAMEL						
GRANTEE: HILL DAVID W & AMY						
1024/1346	12/13/2001	WD	Q	I		210,800
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: HILL GERALD W & PAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 FSP=[YR=2015] W27 D3 R3 S8 E14 N2 U3 R3 E7 N6 $ S6 W7 D3 L3 S2 W14 N8 U3 L3 W7 D3 L3 S41 E6 N1 E2 FOP=[YR=2001] S6 E25 FGR=[YR=2001] S21 E22 N21 W22 $ N6 W25 $ E25 S6 E22 N49 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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