



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	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. 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
BAS	2,200	100
FEP	212	80
FGR	441	55
FOP	175	30
TOTALS	3,028	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,665	113.7600	158.13	421,416	2002	2002	0	0
1 SNGL FAM 100% - 2021 Heated Area: 2200 HX Base Yr 2021									

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				372,953		
TOTAL MARKET OB/XF VALUE				4,200		
TOTAL LAND VALUE - MARKET				105,000		
TOTAL MARKET VALUE				482,153		
SOH/AGL Deduction				127,878		
ASSESSED VALUE				354,275		
TOTAL EXEMPTION VALUE				HX HB		51,411
BASE TAXABLE VALUE				302,864		
TOTAL JUST VALUE				482,153		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				503,944		

TOTALS		3,028				2,665		372,953		86511 EASTPORT DR, FERNANDINA BEACH										XF DATE				LAND DATE			
EXTRA FEATURES												INC DATE								AG DATE							
L N	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	0501	FP-AVERAGE		0	100	0	0	1.00		UT	5,000.00		5,000.00		100	2002	2002	3	84	4,200							