LOT 99
NORTH HAMPTON PHASE 1 PB 6/215

FENTON WILLIAM JOHN & ANA ELORTEGUI
86490 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0099-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

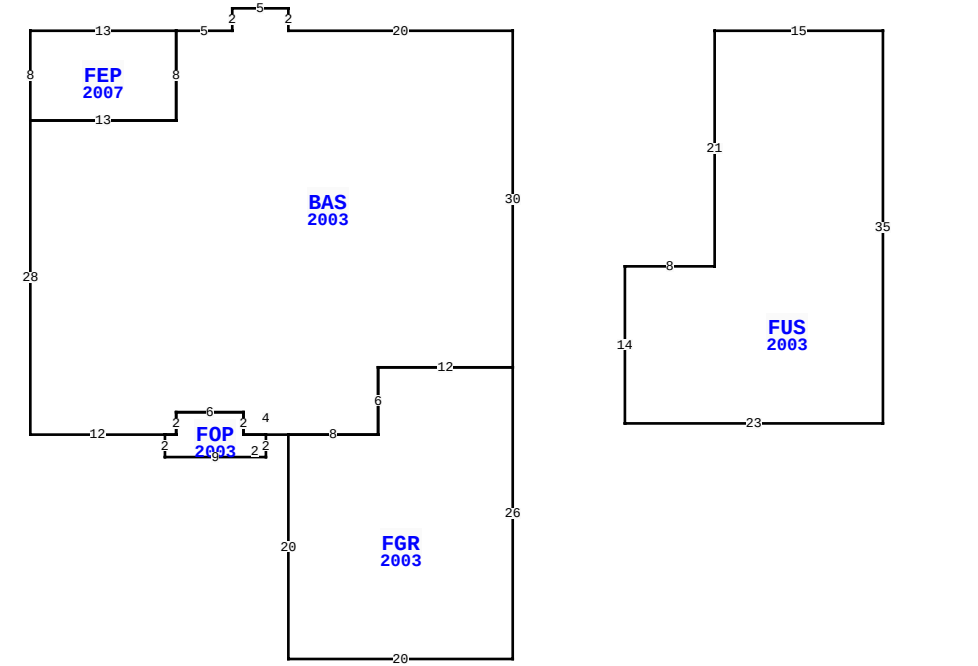
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,370	100	2003	1,370	190,844
FEP	104	80	2007	83	11,562
FGR	472	55	2003	260	36,219
FOP	30	30	2003	9	1,254
FUS	637	100	2003	637	88,736
TOTALS	2,613			2,359	328,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,359	112.6020	156.52	369,231	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 100% - 2024 Heated Area: 2007 HX Base Yr 2024



86490 EASTPORT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	09/16/2020 KKA
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,616
TOTAL MARKET OB/XF VALUE		2,975
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		436,591
SOH/AGL Deduction		0
ASSESSED VALUE		436,591
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		385,180
TOTAL JUST VALUE		436,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617046	ADDITION	11,500	09/01/2006
B0310805	NEW CONSTR	146,926	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2641/333	5/01/2023	WD	Q	I	01	440,000
GRANTOR: MCGEE 1999 REVOCABLE						
GRANTEE: FENTON WILLIAM JOHN						
1182/0733	10/22/2003	WD	Q	I		246,000
GRANTOR: INTERVEST CONSTRUCTIO						
GRANTEE: MCGEE DIANE TILLMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W20 N2 W5 S2 W5 S8 W13 S28 E12 E1 N2 E6 S2 E4 E8 N6 E12 N30 $
FUS=[YR=2003;ORIG=10,21] E8 N21 E15 S35 W23 N14 $
FGR=[YR=2003;ORIG=-20,36] S20 E20 N26 W12 S6 W8 $
FEP=[YR=2007;ORIG=-30,0] W13 S8 E13 N8 $
FOP=[YR=2003;ORIG=-31,36] S2 E9 N2 W2 N2 W6 S2 W1 $
.

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	2003	2003	3	85	2,975	

LAND DESCRIPTION

TOTAL OB/XF 2,975

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS