LOT 101
NORTH HAMPTON PHASE 1 PB 6/215

BELANGER RONALD & JEAN
86466 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0101-0000

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 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

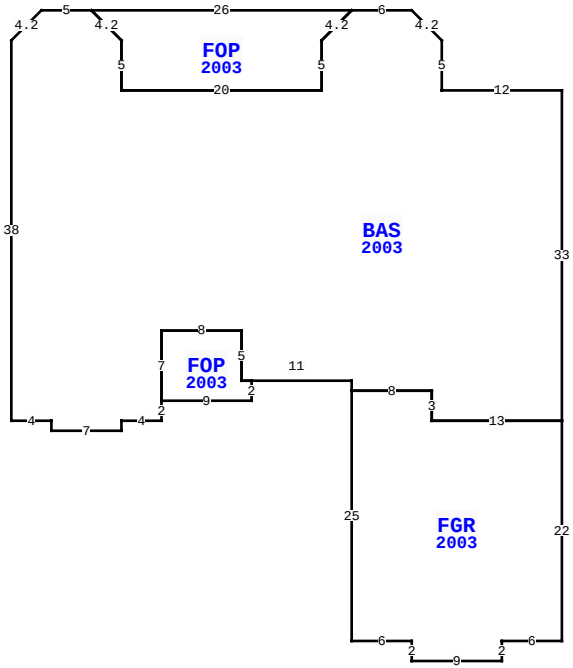
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	2003	1,848	261,231
FGR	504	55	2003	277	39,156
FOP	58	30	2003	17	2,403
FOP	169	30	2003	51	7,209
TOTALS	2,579			2,193	309,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,193	114.2680	158.83	348,314	2003	2003	0	0	0	11.00	89.00

1 SNGL FAM 0% - 2025 Heated Area: 1848 HX Base Yr



86466 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	309,999
TOTAL MARKET OB/XF VALUE	4,379
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	419,378
SOH/AGL Deduction	0
ASSESSED VALUE	419,378
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	419,378
TOTAL JUST VALUE	419,378
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	428,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310854	NEW CONSTR	225,000	01/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2857/1104	3/24/2026	WD	Q	I	01	540,000
GRANTOR: SCOTT MARTIN A & DERO						
GRANTEE: BELANGER RONALD & J						
2733/662	8/15/2024	WD	Q	I	01	505,000
GRANTOR: LARRISON WILLIAM D						
GRANTEE: SCOTT MARTIN A & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W12 N5 U3 L3 W6 FOP=[YR=2003] W26 D3 R3 S5 E20 N5 U3 R3 $ D3 L3 S5 W20 N5 U3 L3 W5 D3 L3 S38 E4 S1 E7 N1 E4 N2 FOP=[YR=2003] E9 N2 W1 N5 W8 S7 $ N7 E8 S5 E11 S1 FGR=[YR=2003] S25 E6 S2 E9 N2 E6 N22 W13 N3 W8 $ E8 S3 E13 N33 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0911	SCRN RM A	0	0	0	0	390.00	SF	18.00	18.00	100	2004	2004	3	20	1,404	

LAND DESCRIPTION

TOTAL OB/XF 4,379

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS