

LOT 103
IN OR 1093/1451
NORTH HAMPTON PHASE 1 PB 6/215

MEREDITH TIMOTHY W & SHERI L
86446 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0103-0000



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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

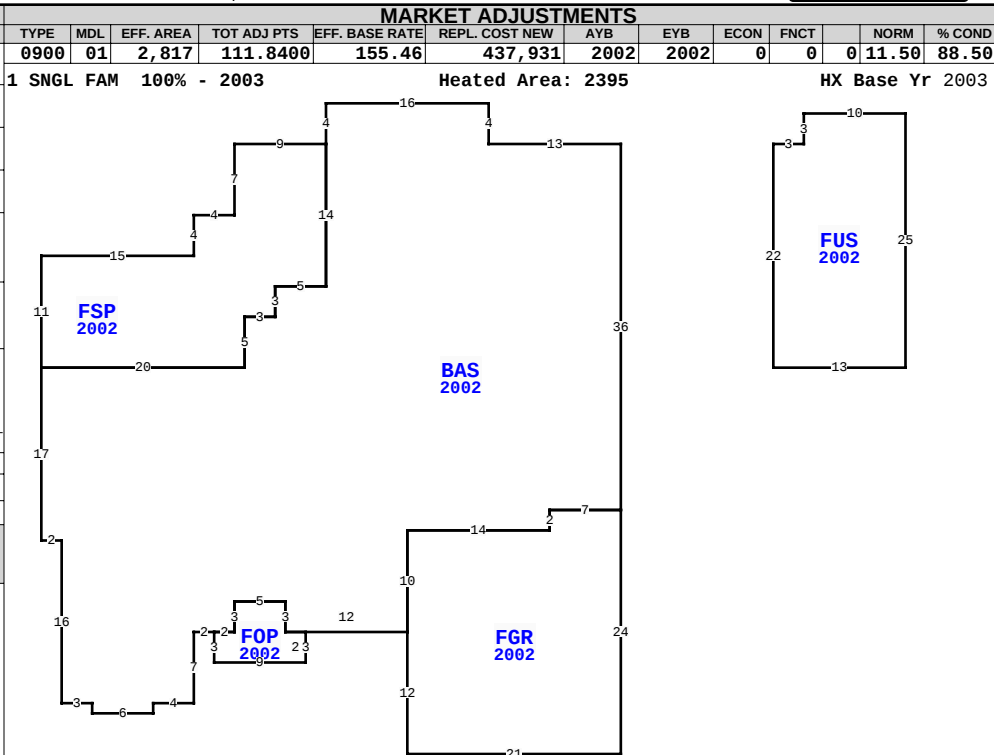
MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,079	100	2002	2,079	286,033
FGR	476	55	2002	262	36,047
FOP	42	30	2002	13	1,789
FSP	368	40	2002	147	20,225
FUS	316	100	2002	316	43,476

TOTALS	3,281			2,817	387,569
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	100	0	0	1,005.00	SF	18.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00



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

86446 EASTPORT DR, FERNANDINA BEACH

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
3,500.00	100	2002	2002	3	84	2,940	
18.00	100	2002	2002	3	20	3,618	
50,000.00	100	2002	2002	04	85	42,500	

LAND DESCRIPTION										TOTAL OB/XF										49,058	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
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	105,000.00				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		387,569	
TOTAL MARKET OB/XF VALUE		49,058	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		541,627	
SOH/AGL Deduction		241,882	
ASSESSED VALUE		299,745	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		248,334	
TOTAL JUST VALUE		541,627	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		516,613	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310943	XFOB	4,800	01/01/2003
B0209701	NEW CONSTR	182,173	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1093/1451	11/12/2002	WD	Q	I		261,400	
GRANTOR:INTERVEST CONSTRUCTIO							
GRANTEE:MEREDITH TIMOTHY &							
1002/1291	8/13/2001	WD	U	V	19	444,000	
GRANTOR:NORTH HAMPTON LLC							
GRANTEE:INTERVEST CONSTRUCT							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2002] W13 N4 W16 S4 FSP=[YR=2002] W9 S7 W4 S4 W15 S11 E20 N5 E3 N3 E5 N14 \$ S14 W5 S3 W3 S5 W20 S17 E2 S16 E3 S1 E6 N1 E4 N7 E2 FOP=[YR=2002] S3 E9 N3 W2 N3 W5 S3 W2 \$ E2 N3 E5 S3 E12 FGR=[YR=2002] S12 E21 N24 W7 S2 W14 S10 \$ N10 E14 N2 E7 N36 \$ PTR= E15 FUS=[YR=2002] E3 N3 E10 S25 W13 N22 \$ W15 \$.									