LOT 104
NORTH HAMPTON PHASE 1 PB 6/215

ALBECK MARGARET A/ZAPOLI GERALD E
86432 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0104-0000

BUILDING CHARACTERISTICS

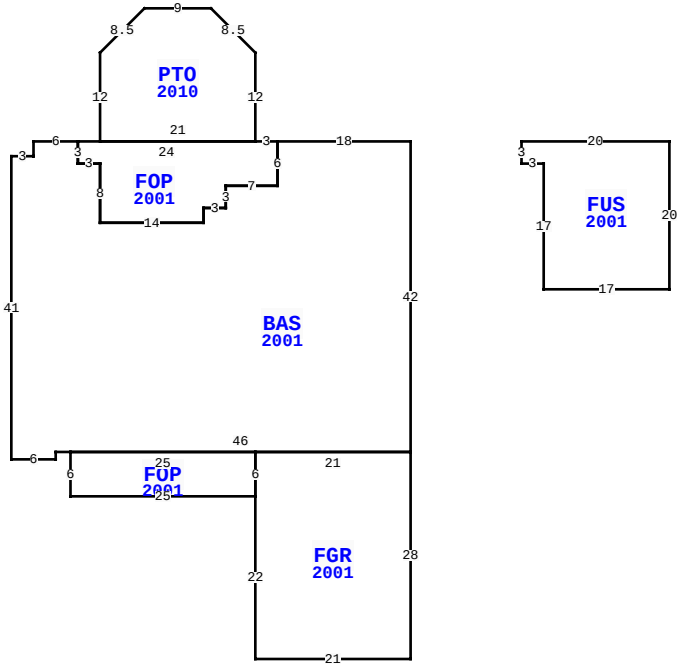
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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	2,036	100	2001	2,036	287,368
FGR	588	55	2001	323	45,589
FOP	150	30	2001	45	6,352
FOP	232	30	2001	70	9,880
FUS	349	100	2001	349	49,259
PTO	342	5	2010	17	2,400
TOTALS	3,697			2,840	400,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,840	115.3920	160.39	455,508	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2005 Heated Area: 2385 HX Base Yr 2005



86432 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		400,847
TOTAL MARKET OB/XF VALUE		1,293
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		529,640
SOH/AGL Deduction		216,223
ASSESSED VALUE		313,417
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		262,006
TOTAL JUST VALUE		529,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		542,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004229	REPAIR/RRF	0	05/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2591/0239	9/15/2022	WD	U	I	11	100
GRANTOR: ALBECK MARGARET A & G						
GRANTEE: LONG LAURA A & CATH						
1219/1926	4/05/2004	WD	Q	I		319,000
GRANTOR: WHITEFIELD JAMES C &						
GRANTEE: ALBECK MARGARET A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W18 FOP=[YR=2001] W3 PTO=[YR=2010] N12 U6 L6 W9 D6 L6 S12 E21$ W24 S3 E3 S8 E14 N2 E3 N3 E7 N6 $ S6 W7 S3 W3 S2 W14 N8 W3 N3 W6 S2W3 S41 E6 N1 E2 FOP=[YR=2001] S6 E25 FGR=[YR=2001] S22 E21 N28 W21 S6 $ N6 W25 $ E46 N42 $ PTR= E15 FUS=[YR=2001] E20 S20 W17 N17 W3 N3 $ W15 $.

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
2	0911	SCRN RM A	0	100	0	0	342.00	SF	18.00	18.00	100	2005	2005	3	21	1,293	

LAND DESCRIPTION

TOTAL OB/XF 1,293

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	000134	C	RES POND	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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS