LOT 108
NORTH HAMPTON PHASE 1 PB 6/215

MURRAY GERALD LAMAR & ELIZABETH
86380 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0108-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

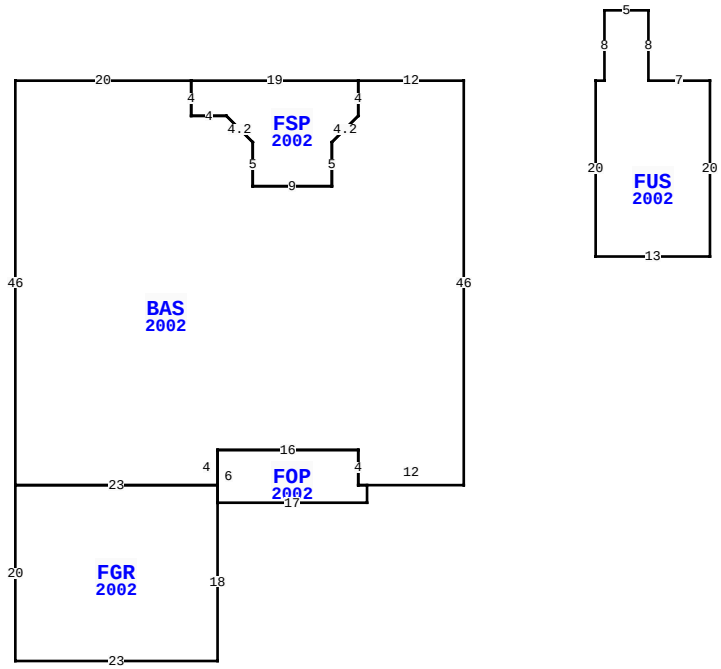
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,125	100	2002	2,125	288,337
FGR	460	55	2002	253	34,329
FOP	98	30	2002	29	3,935
FSP	157	40	2002	63	8,548
FUS	300	100	2002	300	40,706
TOTALS	3,140			2,770	375,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	110.3040	153.32	424,696	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2021 Heated Area: 2425 HX Base Yr 2021



86380 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		375,856
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		506,296
SOH/AGL Deduction		257,259
ASSESSED VALUE		249,037
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,626
TOTAL JUST VALUE		506,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2389/0937	8/19/2020	WD	Q	I	01	350,000
GRANTOR: BERCICH ANTON B & MIC						
GRANTEE: MURRAY GERALD LAMAR						
2293/1992	7/19/2019	WD	Q	I	01	336,000
GRANTOR: PUTNAM ALLEN A & BETH						
GRANTEE: BERCICH ANTON B & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W12 FSP=[YR=2002] W19 S4 E4 D3 R3 S5 E9 N5 U3 R3 N4 $ S4 L3 D3 S5 W9 N5 U3 L3 W4 N4 W20 S46 FGR=[YR=2002] S20 E23 N18 FOP=[YR=2002] E17 N2 W1 N4 W16 S6 $ N2 W23 $ E23 N4 E16 S4 E12 N46$ PTR= E15 FUS=[YR=2002] E1 N8 E5 S8 E7 S20 W13 N20 $ W15 $.

EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS