LOT 110
NORTH HAMPTON PHASE 1 PB 6/215

RUEL FAMILY REV LIVING TRUST/RUEL BRIAN V TRUSTEE
86334 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

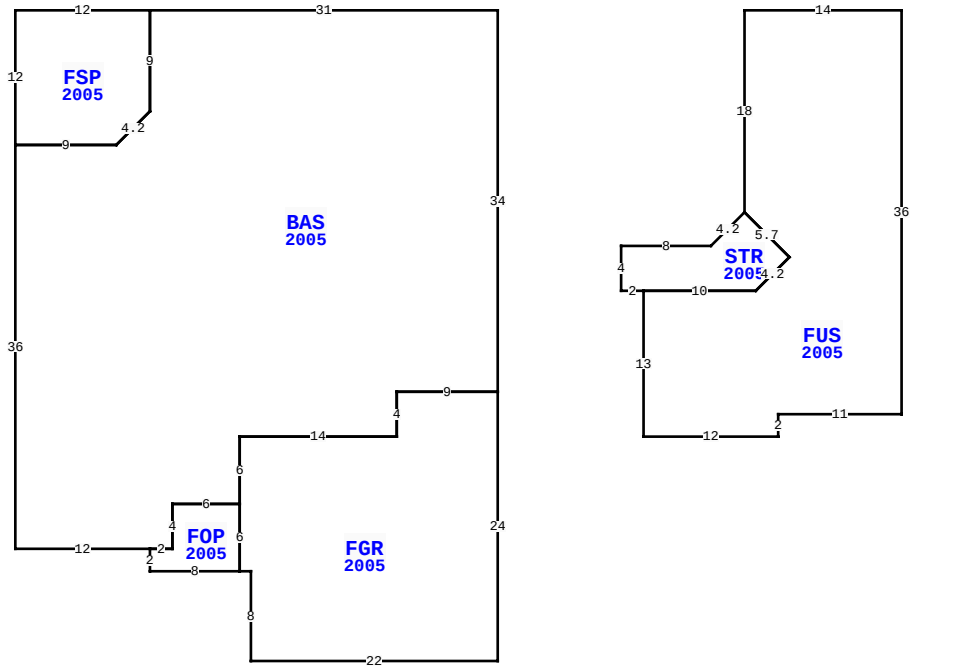
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	1,635	100	2005	1,635	239,163
FGR	488	55	2005	268	39,202
FOP	40	30	2005	12	1,755
FSP	140	40	2005	56	8,192
FUS	612	100	2005	612	89,521
STR	64	10	2005	6	878
TOTALS	2,979			2,589	378,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,589	116.9280	162.53	420,790	2005	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2022 Heated Area: 2247 HX Base Yr 2022



86334 EASTPORT DR, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	05/05/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		378,711
TOTAL MARKET OB/XF VALUE		54,045
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		507,756
SOH/AGL Deduction		123,482
ASSESSED VALUE		384,274
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		332,863
TOTAL JUST VALUE		507,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18331	POOL ENCL	22,000	10/31/2006
M09177	MECH OTHER	0	02/01/2005
B0514347	SWIM POOL	27,500	01/01/2005
B13819	NEW CONSTR	0	01/01/2005
E0414021	ELEC OTHER	1,800	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2621/1523	2/24/2023	WD	U	I	11	100
GRANTOR: RUEL BRIAN & CHRISTIN						
GRANTEE: RUEL FAMILY REVOCAB						
2507/1027	10/07/2021	WD	Q	I	01	539,000
GRANTOR: POWER SEAN & PAIGE B						
GRANTEE: RUEL BRIAN & CHRIST						

BUILDING NOTES

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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] W31 S9 D3L3 W9 S36 E12 E2 N4 E6 N6 E14 N4 E9 N34 $
FUS=[YR=2005;ORIG=36,0] W14 S18 D4R4 D3L3 W10 S13 E12 N2 E11 N36 $
FGR=[YR=2005;ORIG=-23,44] S6 E1 S8 E22 N24 W9 S4 W14 S6 $
FSP=[YR=2005;ORIG=-31,0] W12 S12 E9 U3R3 N9 $
STR=[YR=2005;ORIG=13,25] W2 N4 E8 U3R3 D4R4 D3L3 W10 $
FOP=[YR=2005;ORIG=-31,48] S2 E8 N6 W6 S4 W2 $
.

LAND DESCRIPTION

TOTAL OB/XF 54,045

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	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS