LOT 112
IN OR 1764/841
NORTH HAMPTON PHASE 1 PB 6/215

ENGERS DENNIS W & DEBORAH A
86288 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0112-0000

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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

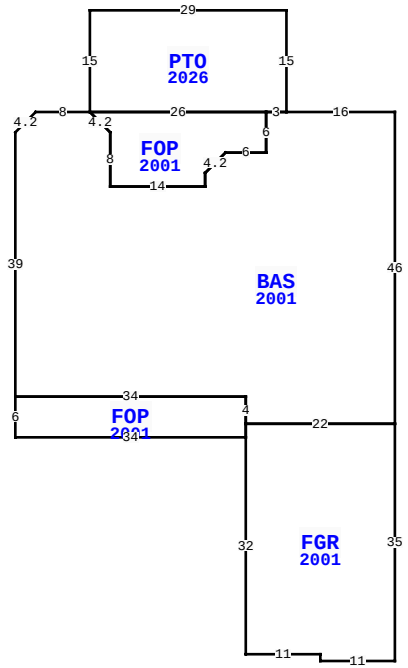
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,219	100	2001	2,219	293,142
FGR	759	55	2001	417	55,088
FOP	204	30	2001	61	8,058
FOP	217	30	2001	65	8,587
PTO	435	5	2026	22	2,907
TOTALS	3,834			2,784	367,782

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,784	108.0000	150.12	417,934	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2015 Heated Area: 2219 HX Base Yr 2015



86288 EASTPORT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		367,782
TOTAL MARKET OB/XF VALUE		14,945
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		510,227
SOH/AGL Deduction		168,105
ASSESSED VALUE		342,122
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		290,711
TOTAL JUST VALUE		510,227
NCON VALUE		12,041
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002234	NEW 29 X 15 SCRN	15,000	03/04/2025
20001061	REROOF	8,000	02/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1764/0841	10/26/2011	WD	Q	I	02	282,000
GRANTOR: DALTON KENNETH E & PA						
GRANTEE: ENGERS DENNIS W & D						
1648/1880	10/05/2009	WD	U	I	11	100
GRANTOR: STOCK PAUL W TRUSTEE						
GRANTEE: DALTON KENNETH E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W16 W3 S6 W6 D3L3 S2 W14 N8 U3L3 W8 D3L3 S39 E34 S4 E22 N46 $
FGR=[YR=2001;ORIG=-22,48] S32 E11 S1 E11 N35 W22 S2 $
FOP=[YR=2001;ORIG=-45,0] D3R3 S8 E14 N2 U3R3 E6 N6 W26 $
FOP=[YR=2001;ORIG=-56,42] S6 E34 N2 N4 W34 $
PTO=[YR=2026;ORIG=-45,-15] E29 S15 W3 W26 N15 $
.

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	5,810	
5	0912	SCRN RM G	0	100	29	15	435.00	SF	21.00	21.00	100	2026	2025		100	9,135	

LAND DESCRIPTION

TOTAL OB/XF 14,945

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS