LOT 115
IN OR 2019/1864
NORTH HAMPTON PHASE 1 PB 6/215

JACKSON LEE & MEGHAN L
86170 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0115-0000

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 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

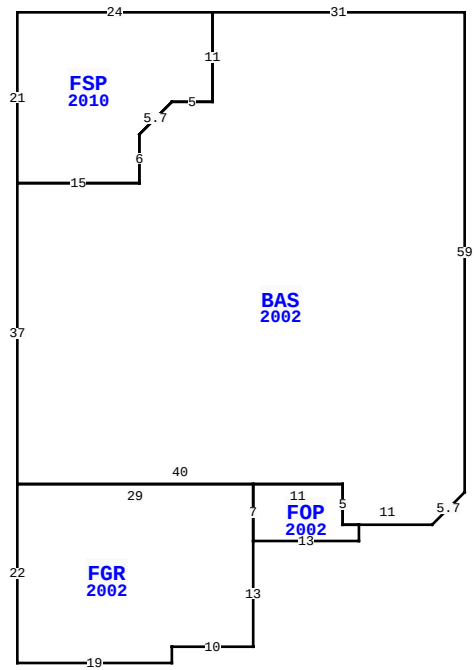
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,835	100	2002	2,835	382,142
FGR	618	55	2002	340	45,830
FOP	81	30	2002	24	3,235
FSP	422	40	2010	169	22,780
TOTALS	3,956			3,368	453,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,368	109.5720	152.31	512,980	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2016 Heated Area: 2835 HX Base Yr 2016



86170 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		453,987
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		558,987
SOH/AGL Deduction		195,772
ASSESSED VALUE		363,215
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		311,804
TOTAL JUST VALUE		558,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,786

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209976	NEW CONSTR	210,981	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2019/1864	12/18/2015	WD	Q	I	01	337,500
GRANTOR: WILDES CEDRIC L & JEN						
GRANTEE: JACKSON LEE & MEGHA						
1622/1571	6/01/2009	WD	Q	I	01	290,000
GRANTOR: GUNTER MILLEGE W & MA						
GRANTEE: WILDES CEDRIC L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W31 FSP=[YR=2010] W24 S21 E15 N6 U4 R4 E5 N11 $ S11 W5 D4 L4 S6 W15 S37 FGR=[YR=2002] S22 E19 N2 E10 N13 FOP=[YR=2002] E13 N2 W2N5 W11 S7 $ N7 W29 $ E40 S5 E11 U4 R4 N59 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	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							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/09/2026 BY SYS