

MARSHALL GREGORY J & BARBARA W
86142 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0116-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1															
Exterior Wall		16		WD FR STUC 100		0900		01		3,350		105.9840		147.32		493,522		2002		2012		0		0		6.50		93.50							
Roof Structur		08		IRREGULAR 100		1		SNGL FAM		100%		- 2019		Heated Area: 2802		HX Base Yr 2019		VALUATION BY		Tax Group: 4		Tax Dist:		STANDARD											
Roof Cover		03		COMP SHNGL 100		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100					
Interior Wall		05		DRYWALL 100		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100			
Interior Floo		14		CARPET 60		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00		NONE 100			
Air Condition		11		CLAY TILE 40		03		CENTRAL 100		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00		NONE 100		00		NONE 100			
Heating Type		03		CENTRAL 100		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100			
Bedrooms		04		AIR DUCTED 100		4 100		3 100		WOOD FRAME 100		1. 100		0 100		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100			
Bathrooms		02		WOOD FRAME 100		1. 100		0 100		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00			
Frame		02		WOOD FRAME 100		1. 100		0 100		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00			
Stories		1.		1. 100		0 100		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100			
Units		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100			
Occupancy		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100		00		NONE 100			
Quality		03		Quality Level 03		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					
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		2,802		385,960			
BAS		2,802		100		2002		2,802		385,960		FGR		620		55		2002		341		46,971		FOP		110		30		2002		33		4,546	
FGR		620		55		2002		341		46,971		FOP		110		30		2002		33		4,546		UOP		403		40		2002		161		22,177	
FOP		403		40		2002		161		22,177		UOP		65		20		2025		13		1,791		FSP		2002		24		10		5		13	
UOP		65		20		2025		13		1,791		FSP		2002		24		10		5		13		FOP		2002		24		10		5		13	
TOTALS		4,000		3,350		461,443		86142 EASTPORT DR, FERNANDINA BEACH		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		OB/UF MKT VALUE		NOTES											
EXTRA FEATURES		OB/UF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/UF MKT VALUE		NOTES					
1		0501		FP-AVERAGE		0 100		0 0		1.00		UT		5,000.00		5,000.00		100		2002		2002		3		84		4,200							
3		0860		POOL/SPA		0 100		0 0		1.00		UT		60,000.00		60,000.00		100		2019		2019		05		95		57,000							
5		0911		SCRN RM A		0 100		40 27		1,080.00		SF		18.00		18.00		100		2019		2019		3		78		15,163							