

LOT 119
IN OR 2226/1667
NORTH HAMPTON PHASE 1 PB 6/215

MEREDITH SANDRA L/E/
86104 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0119-0000



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	2,351	100	2002	2,351	336,231
FGR	676	55	2002	372	53,202
FOP	56	30	2002	17	2,431
FSP	216	40	2010	86	12,300
TOTALS	3,299			2,826	404,164

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,826	116.2560	161.60	456,682	2002	2002	0	0
1 SNGL FAM 100% - 2019 Heated Area: 2351 HX Base Yr 2019									
BLD DATE	03/29/2023						NW	LGL DATE	
XF DATE								LAND DATE	
INC DATE								AG DATE	

TOTAL OB/XF									
2,940									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

TOTAL OB/XF									
2,940									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					404,164				
TOTAL MARKET OB/XF VALUE					2,940				
TOTAL LAND VALUE - MARKET					105,000				
TOTAL MARKET VALUE					512,104				
SOH/AGL Deduction					173,818				
ASSESSED VALUE					338,286				
TOTAL EXEMPTION VALUE					HX HB WX 56,411				
BASE TAXABLE VALUE					281,875				
TOTAL JUST VALUE					512,104				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					518,714				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216269	OTHER	0	12/01/2012
B0209619	NEW CONSTR	230,000	06/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2226/1667	9/24/2018	LE	U	I	11	100	
GRANTOR: MEREDITH WILLIAM G &							
GRANTEE: MEREDITH WILLIAM G							
1388/1104	2/13/2006	WD	Q	I		375,000	
GRANTOR: FIERMAN PAUL B							
GRANTEE: MEREDITH WILLIAM G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W26 FSP=[YR=2010] W24 S9 E24 N9 \$ S9 W24 S49 E13 N2 FOP=[YR=2002] E8 FGR=[YR=2002] S15 E10 S2 E19 N24 W29 S7 \$ N7 W8 S7 \$ N7 E37 N49 \$.									