LOT 120
NORTH HAMPTON PHASE 1 PB 6/215

THOMPSON RICHARD E & DANIELLE
86102 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0120-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

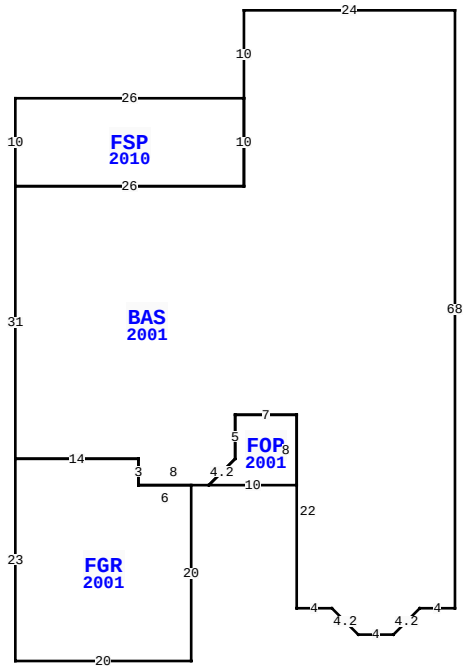
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,351	100	2001	2,351	320,800
FGR	442	55	2001	243	33,158
FOP	61	30	2001	18	2,456
FSP	260	40	2010	104	14,191
TOTALS	3,114			2,716	370,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,716	111.5520	155.06	421,143	2001	2001	0	0	0	12.00	88.00

1 SNGL FAM 100% - 2021 Heated Area: 2351 HX Base Yr 2021



86102 EASTPORT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		370,606
TOTAL MARKET OB/XF VALUE		2,905
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		478,511
SOH/AGL Deduction		151,125
ASSESSED VALUE		327,386
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		275,975
TOTAL JUST VALUE		478,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2374/1959	7/02/2020	WD	Q	I	02	340,000
GRANTOR: GRIFFIN LIVING TRUST						
GRANTEE: THOMPSON RICHARD E						
1964/1829	2/19/2015	WD	U	I	11	100
GRANTOR: GRIFFIN TERRY & JEAN						
GRANTEE: GRIFFIN LIVING TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 S10 FSP=[YR=2010] W26 S10 E26 N10 $ S10 W26 S31 FGR=[YR=2001] S23 E20 N20 W6 N3 W14 $ E14 S3 E8FOP=[YR=2001] E10 N8 W7 S5 D3 L3 $ U3 R3 N5 E7 S22E4 D3 R3 E4 U3 R3 E4 N68 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	

LAND DESCRIPTION

TOTAL OB/XF 2,905

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	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

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