

LOT 121
IN OR 1040/61
NORTH HAMPTON PHASE 1 PB 6/215

DUPREY ROBERT F & KATHLEEN T
86080 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0121-0000



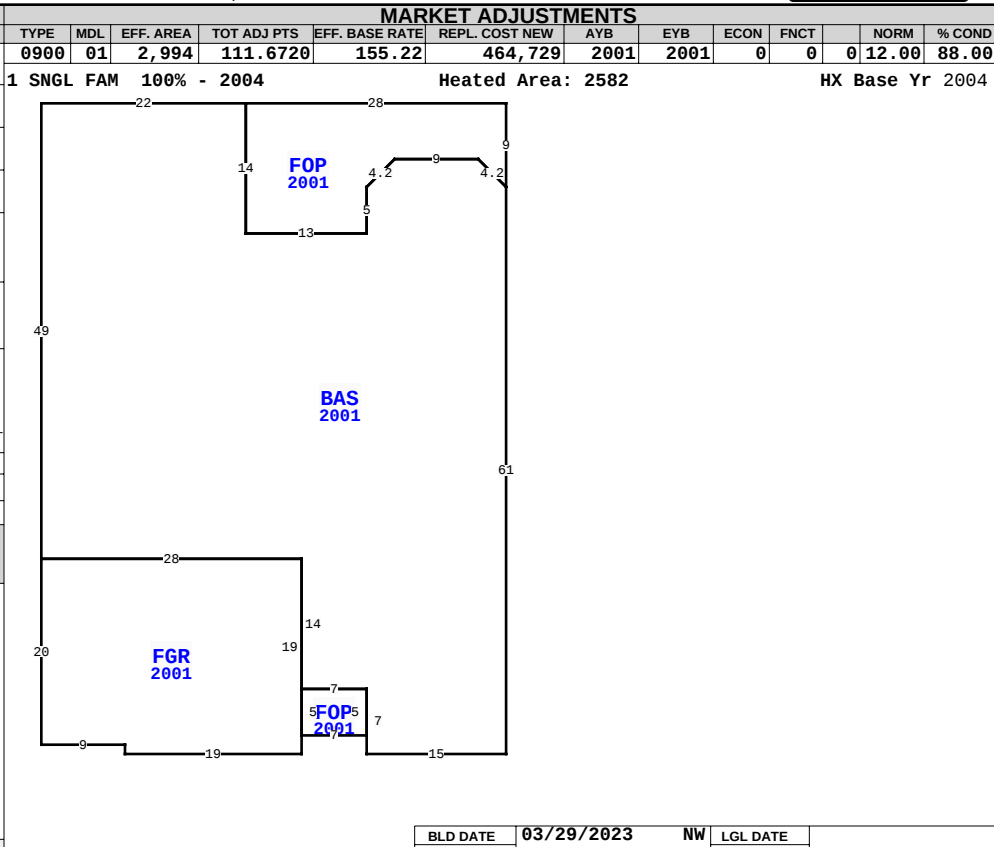
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,582	100	2001	2,582	352,685
FGR	579	55	2001	318	43,437
FOP	35	30	2001	10	1,366
FOP	281	30	2001	84	11,473
TOTALS	3,477			2,994	408,962

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	0		1.00	UT 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



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

TOTAL OB/XF									
2,905									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					408,962				
TOTAL MARKET OB/XF VALUE					2,905				
TOTAL LAND VALUE - MARKET					105,000				
TOTAL MARKET VALUE					516,867				
SOH/AGL Deduction					256,062				
ASSESSED VALUE					260,805				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					209,394				
TOTAL JUST VALUE					516,867				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					533,161				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008171	REPAIR/RRF	0	09/29/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1040/0061	2/26/2002	WD	Q	I		243,500			
GRANTOR:MORRISON HOMES INC									
GRANTEE:DUPREY ROBERT & KAT									
0992/0194	6/14/2001	WD	U	V	19	214,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2001] W28 BAS=[YR=2001] W22 S49 FGR=[YR=2001] S20 E9 S1 E19 N2 FOP=[YR=2001] E7 N5 W7 S5 \$ N19 W28 \$ E28 S14 E7 S7 E15 N61 U3 L3 W9 D3 L3 S5 W13 N14\$S14 E13 N5 U3 R3 E9 D3 R3 N9 \$.									