

LOT 123
IN OR 1285/1386
NORTH HAMPTON PHASE 1 PB 6/215

BENDER STEPHEN D & GINGER P
PO BOX 396
YULEE, FL 32041-0396

2026

12-2N-27-1460-0123-0000



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	14	CARPET 70
Interior Floo	11	CLAY TILE 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	321,791
FGR	676	55	2002	372	50,918
FOP	56	30	2002	17	2,327
FOP	216	30	2002	65	8,897
TOTALS	3,299			2,805	383,932

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	1125	CB/STC 6"	0	100	0	0	40.00	SF	7.35
4	1076	TRELLIS A	0	100	20	12	240.00	SF	7.50

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	0003	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	NORM	% COND		
0900	01	2,805	111.2640	154.66	433,821	2002	2002	0	0	0	11.50	88.50	
1 SNGL FAM 100% - 2005 Heated Area: 2351 HX Base Yr 2005													
86054 EASTPORT DR, FERNANDINA BEACH													
		BLD DATE	03/29/2023		NW	LGL DATE							
		XF DATE								LAND DATE			
		INC DATE								AG DATE			

L	N	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
1	0504	FP-ELECTRI		0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2002	2002	3	84	1,680	
3	1125	CB/STC 6"		0	100	0	0	40.00	SF	7.35	7.35	100	2002	2002	3	79	232	
4	1076	TRELLIS A		0	100	20	12	240.00	SF	7.50	7.50	100	2004	2004	3	85	1,530	

TOTAL OB/XF													3,442		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000.00			

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				383,932		
TOTAL MARKET OB/XF VALUE				3,442		
TOTAL LAND VALUE - MARKET				105,000		
TOTAL MARKET VALUE				492,374		
SOH/AGL Deduction				239,824		
ASSESSED VALUE				252,550		
TOTAL EXEMPTION VALUE		HX HB		51,411		
BASE TAXABLE VALUE				201,139		
TOTAL JUST VALUE				492,374		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				496,195		