

LOT 124
IN OR 1977/43
NORTH HAMPTON PHASE 1 PB 6/215

HOUSER BENJAMIN & CHRISTINA
86038 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0124-0000



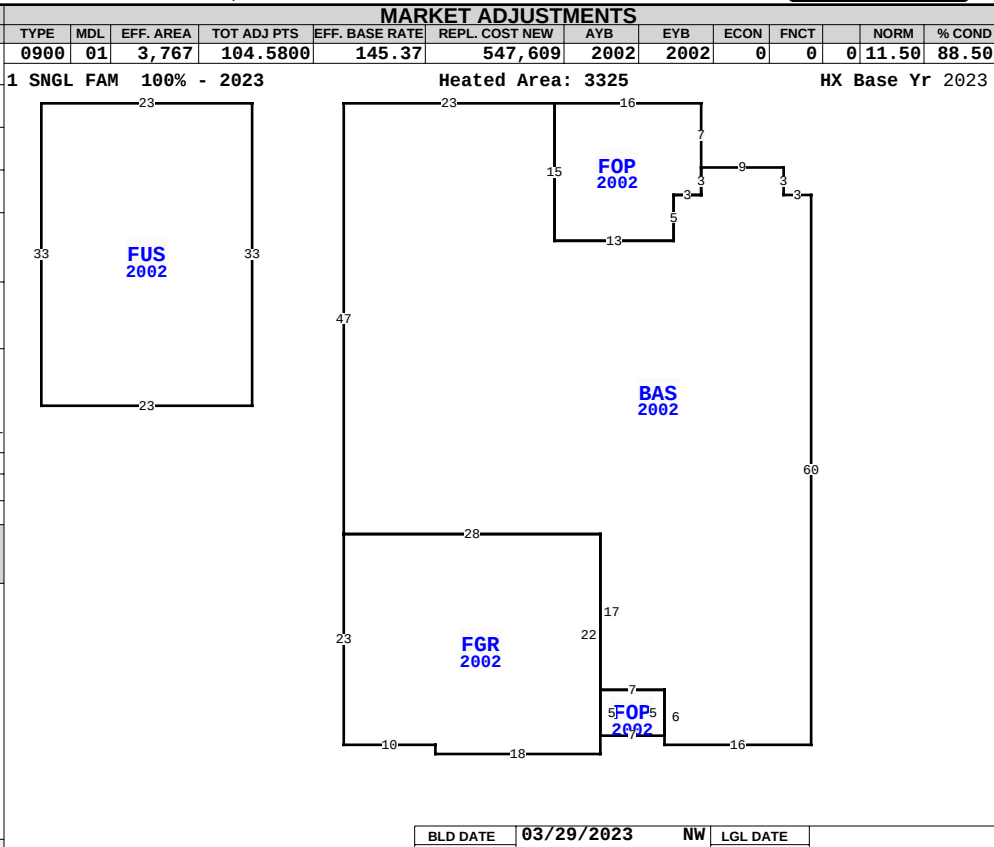
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,566	100	2002	2,566	330,122
FGR	662	55	2002	364	46,830
FOP	35	30	2002	10	1,287
FOP	225	30	2002	68	8,748
FUS	759	100	2002	759	97,647
TOTALS	4,247			3,767	484,634

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
4	0911	SCRN RM A	0	100	0	0	864.00	SF	18.00

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	0003	PUD	0.00	0.00	1.00



TOTAL OB/XF									
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2	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00
4	0911	SCRN RM A	0	100	0	0	864.00	SF	18.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	484,634								
TOTAL MARKET OB/XF VALUE	58,310								
TOTAL LAND VALUE - MARKET	105,000								
TOTAL MARKET VALUE	647,944								
SOH/AGL Deduction	17,698								
ASSESSED VALUE	630,246								
TOTAL EXEMPTION VALUE	HX HB 51,411								
BASE TAXABLE VALUE	578,835								
TOTAL JUST VALUE	647,944								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	621,190								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005501	ROOF	20,738	07/16/2020
B1319061	H/AC	0	12/01/2013
B0209895	NEW CONSTR	251,000	06/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2532/0883	1/21/2022	WD	Q	I	01	620,000
GRANTOR: KHATTAK A FAROUQUE TR						
GRANTEE: HOUSER BENJAMIN & C						
1977/0043	4/27/2015	WD	Q	I	01	381,200
GRANTOR: DWYER EDWARD J & JUDI						
GRANTEE: KHATTAK A FAROUQUE						

BUILDING NOTES									
BAS=[YR=2002;ORIG=0,0] W3 N3 W9 S3 W3 S5 W13 N15 W23 S47 E28 S17 E7 S6 E16 N60 \$									
FUS=[YR=2002;ORIG=-84,-10] E23 S33 W23 N33 \$									
FGR=[YR=2002;ORIG=-51,37] S23 E10 S1 E18 N2 N22 W28 \$									
FOP=[YR=2002;ORIG=-12,-3] N7 W16 S15 E13 N5 E3 N3 \$									
FOP=[YR=2002;ORIG=-23,59] E7 N5 W7 S5 \$									