LOT 126
IN OR 2534/1500
NORTH HAMPTON PHASE 1 PB 6/215

KUCIEL BEATA & LUKASZ MATYSIK
86014 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0126-0000

BUILDING CHARACTERISTICS

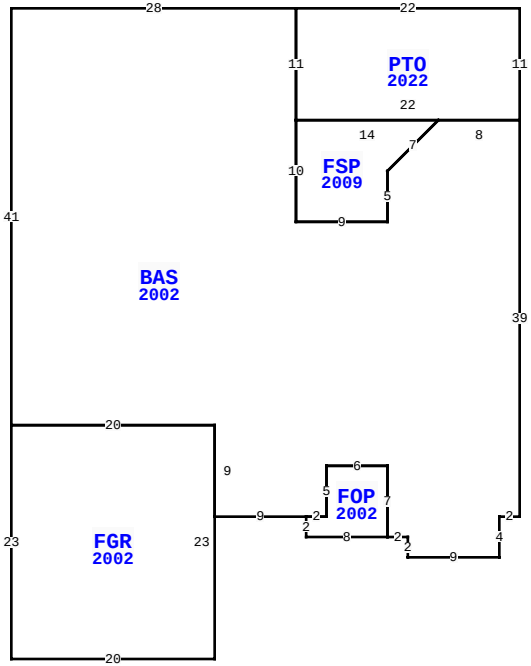
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,986	100	2002	1,986	269,583
FGR	460	55	2002	253	34,342
FOP	46	30	2002	14	1,900
FSP	103	40	2009	41	5,566
PTO	242	5	2022	12	1,629
TOTALS	2,837			2,306	313,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,306	110.3480	153.38	353,694	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2023 Heated Area: 1986 HX Base Yr 2023



86014 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		313,019
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		420,959
SOH/AGL Deduction		0
ASSESSED VALUE		420,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		369,548
TOTAL JUST VALUE		420,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001743	REPAIR/RRF	13,146	02/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2534/1500	1/31/2022	WD	Q	I	01	379,900
GRANTOR: GRIGGS MICHAEL H						
GRANTEE: KUCIEL BEATA & LUKA						
1648/1233	10/29/2009	WD	U	I	12	180,300
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: GRIGGS MICHAEL H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002;ORIG=0,0] W8 D5L5 S5 W9 N10 N11 W28 S41 E20 S9 E9 E2 N5 E6 S7 E2 S2 E9 N4 E2 N39 $
FGR=[YR=2002;ORIG=-50,30] S23 E20 N23 W20 $
FSP=[YR=2009;ORIG=-8,0] W14 S10 E9 N5 U5R5 $
FOP=[YR=2002;ORIG=-21,39] S2 E8 N7 W6 S5 W2 $
PTO=[YR=2022;ORIG=-22,-11] E22 S11 W22 N11 $
.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

TOTAL OB/XF 2,940

LAND DESCRIPTION

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