LOT 127
IN OR 1942/1783
NORTH HAMPTON PHASE 1 PB 6/215

BERK JONATHAN L & DEBRA L
86006 EASTPORT DR
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0127-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

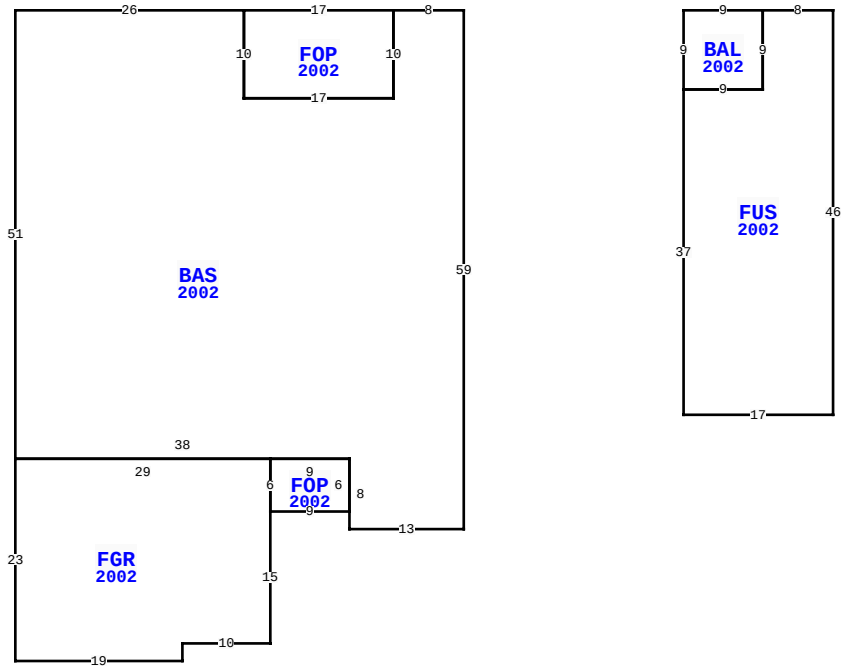
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	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
BAL	81	15	2002	12	1,543
BAS	2,535	100	2002	2,535	326,134
FGR	647	55	2002	356	45,801
FOP	54	30	2002	16	2,059
FOP	170	30	2002	51	6,561
FUS	701	100	2002	701	90,185
TOTALS	4,188			3,671	472,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,671	104.5800	145.37	533,653	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2015 Heated Area: 3236 HX Base Yr 2015



86006 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		472,283
TOTAL MARKET OB/XF VALUE		45,524
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		622,807
SOH/AGL Deduction		246,425
ASSESSED VALUE		376,382
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		324,971
TOTAL JUST VALUE		622,807
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		595,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209303	NEW CONSTR	200,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/1783	10/20/2014	WD	Q	I	01	372,500
GRANTOR: SMITH RANDAL M & DONN						
GRANTEE: BERK JONATHAN L & D						
1342/0872	8/17/2005	WD	Q	I		445,000
GRANTOR: COLLINS JASON T & MAR						
GRANTEE: SMITH RANDAL M & DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W8 FOP=[YR=2002] W17 S10 E17 N10$ S10 W17 N10 W26 S51 FGR=[YR=2002] S23 E19 N2 E10 N15 FOP=[YR=2002] E9 N6 W9 S6$ N6 W29$ E38 S8 E13 N59$ PTR=E25 BAL=[YR=2002] E9 FUS=[YR=2002] E8 S46 W17 N37 E9 N9$ S9 W9 N9$ W25$.

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	0911	SCRN RM A	0	100	0	0	840.00	SF	18.00	18.00	100	2002	2002	3	20	3,024	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2002	2002	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,524

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