LOT 128
NORTH HAMPTON PHASE 1 PB 6/215

INGRAM ALLEN JR &/GAINOUS-INGRAM ROBIN D
86007 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0128-0000

BUILDING CHARACTERISTICS

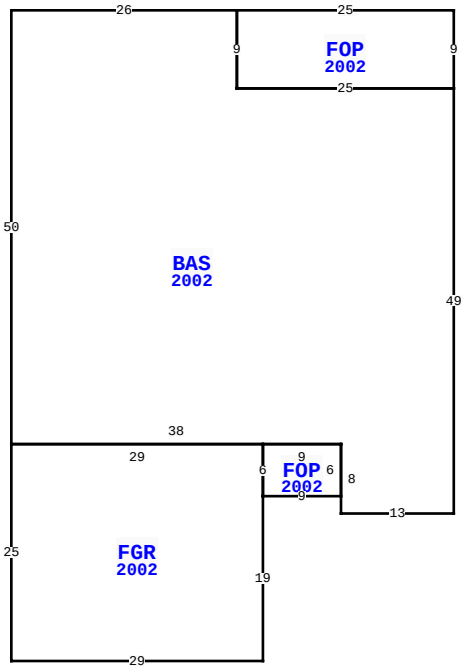
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,429	100	2002	2,429	319,354
FGR	725	55	2002	399	52,458
FOP	54	30	2002	16	2,104
FOP	225	30	2002	68	8,940
TOTALS	3,433			2,912	382,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,912	106.8780	148.56	432,607	2002	2002	0	0	0	11.50	88.50

1 SNGL FAM 100% - 2021 Heated Area: 2429 HX Base Yr 2021



86007 EASTPORT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		382,857
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		510,357
SOH/AGL Deduction		189,720
ASSESSED VALUE		320,637
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		269,226
TOTAL JUST VALUE		510,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		515,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0209378	NEW CONSTR	270,000	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2357/0284	4/27/2020	WD	Q	I	02	362,000
GRANTOR: CASSEL MICHAEL D & BE						
GRANTEE: INGRAM ALLEN JR & R						
1980/1618	5/11/2015	WD	Q	I	01	313,000
GRANTOR: HAYES BAXTER M JR						
GRANTEE: CASSEL MICHAEL D &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2002] W25 BAS=[YR=2002] W26 S50 FGR=[YR=2002] S25 E29 N19 FOP=[YR=2002] E9 N6 W9 S6$ N6 W29$ E38 S8 E13 N49 W25 N9$ S9 E25 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000135	C	RES NATURAL	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/09/2026 BY SYS