

KUBATZKE ERIC J & STORMY G
86021 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

12-2N-27-1460-0129-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

16WD FR STUC 90

21STONE 10

08IRREGULAR 100

03COMP SHNGL 100

05DRYWALL 100

11CLAY TILE 50

14CARPET 50

03CENTRAL 100

04AIR DUCTED 100

4100

3100

02WOOD FRAME 100

1.1.100

0100

00NONE 100

03Quality Level 03

0100SINGLE FAMILY

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4043.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,44010020022,440341,164

FGR42055200223132,299

FOP63302002192,657

FSP26040200910414,541

TOTALS3,1832,794390,660

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200220023842,940

31125CB/STC 6"01000056.00SF7.357.3510020022002379325

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLUNITYPED TDPPTH FACT% CONDTOT ADJUNIT PRICELAND VALUEADJ UNIT PRICEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000135CRESNATURAL1000003PUD0.000.001.00LT1.001.001.00127,500.00127,500.00127,500

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 127,500Market: 0Agricultural: 0Common: 127,500PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,794113.6640157.99441,424200220020011.5088.50

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE390,660

TOTAL MARKET OB/XF VALUE3,265

TOTAL LAND VALUE - MARKET127,500

TOTAL MARKET VALUE521,425

SOH/AGL Deduction272,764

ASSESSED VALUE248,661

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE197,250

TOTAL JUST VALUE521,425

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE528,417

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

1076/10378/22/2002WDQI243,700

GRANTOR:MORRISON HOMES INC

GRANTEE:KUBATZKE ERIC J & S

1023/122812/06/2001WDUV19217,000

GRANTOR:NORTH HAMPTON LLC

GRANTEE:MORRISON HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2009] W26 BAS=[YR=2002] N11 W24 S69 E4 S3 E11 N3 E4
N14 FOP=[YR=2002] E9 N3 W3 N6 W6 S9 \$ N9 E6 S6 E3 S3 E2
FGR=[YR=2002] S21 E20 N21 W20 \$ E20 N34 W26 N10 \$ S10 E26
N10 \$.