

LOT 131
IN OR 2121/1538
NORTH HAMPTON PHASE 1 PB 6/215

WHITE RUTHANNE ELIZABETH
86051 EASTPORT DRIVE
FERNANDINA BEACH, FL 32034

2026

12-2N-27-1460-0131-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	288,512
FGR	460	55	2002	253	36,754
FOP	46	30	2002	14	2,034
FOP	103	30	2002	31	4,504
TOTALS	2,595			2,284	331,803

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0911	SCRN RM A	0	100	0	0	154.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,284	118.0900	164.15	374,919	2002	2002	0	0	0	11.50	88.50	
1 SNGL FAM 100% - 2021 Heated Area: 1986 HX Base Yr 2021													
86051 EASTPORT DR, FERNANDINA BEACH													

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	05/05/2026
INC DATE			AG DATE	MLU

TOTAL OB/XF													
4,880													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ
1	000100	C	RES	100	0003	PUD	0.00	0.00	1.00	LT		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			331,803
TOTAL MARKET OB/XF VALUE			4,880
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			411,683
SOH/AGL Deduction			144,494
ASSESSED VALUE			267,189
TOTAL EXEMPTION VALUE			56,411
BASE TAXABLE VALUE			210,778
TOTAL JUST VALUE			411,683
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,392

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007974	ADDITION	3,314	08/31/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1538	5/19/2017	WD	Q	I	01	259,000
GRANTOR: BOYDA THOMAS A & MARG						
GRANTEE: WHITE RUTHANNE ELIZ						
1921/1274	5/23/2014	WD	Q	I	01	219,000
GRANTOR: DAVIS CLYDE W P/R						
GRANTEE: BOYDA THOMAS A & MA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2002] W8 FOP=[YR=2002] W14 S10 E9 N5 U5 R5 \$ D5 L5 S5 W9 N21 W28 S41 FGR=[YR=2002] S23 E20 N23 W20 \$ E20 S9 E9 FOP=[YR=2002] S2 E8 N7 W6 S5 W2 \$ E2 N5 E6 S7 E2 S2 E9 N4 E2 N39 \$.									