

LOT 278
IN OR 1994/732
NORTH HAMPTON PHASE 1 PB 6/215

AMH ROMAN TWO FL LLC
ATTN: PROPERTY TAX DEPARTMENT, 23975 PARK SORRENTO, SUITE 3
CALABASAS, CA 91302

2023

12-2N-27-1460-0278-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 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		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 04 Quality Level 04
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 04

NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	280,061
FGR	517	55	284	37,184
FOP	60	30	18	2,357
FOP	223	30	67	8,772

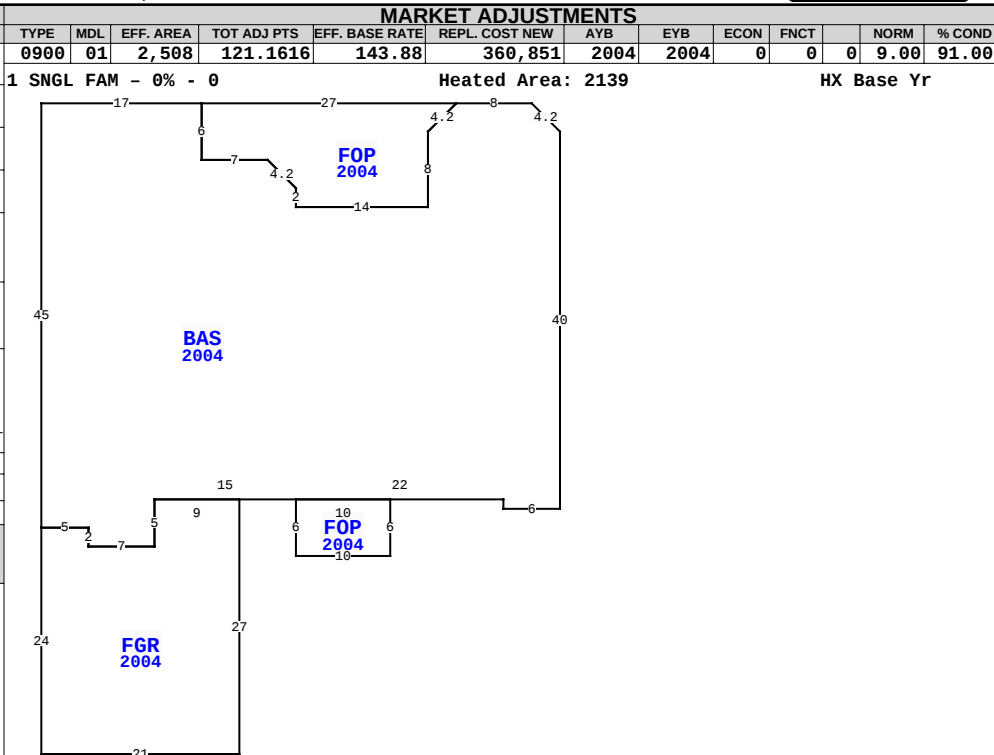
TOTALS 2,939 2,508 328,374

EXTRA FEATURES

L N	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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	0	0	0	1,136.00	SF	4.00	4.00	100	2004	2004	3	86	3,908	
3	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	44	14,661	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
5	0845	KOOL DECK	0	0	0	0	602.00	SF	7.25	7.25	100	2005	2005	3	87	3,797	
6	0911	SCRN RM A	0	0	42	26	1,092.00	SF	17.50	17.50	100	2005	2005	3	27	5,160	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							



85055 WAINSCOTT CT, FERNANDINA BEACH

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

L N	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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0	0	0	0	1,136.00	SF	4.00	4.00	100	2004	2004	3	86	3,908	
3	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00	85.00	100	2005	2005	3	44	14,661	
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2005	2005	3	27	270	
5	0845	KOOL DECK	0	0	0	0	602.00	SF	7.25	7.25	100	2005	2005	3	87	3,797	
6	0911	SCRN RM A	0	0	42	26	1,092.00	SF	17.50	17.50	100	2005	2005	3	27	5,160	
7	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	27	540	

TOTAL OB/XF 31,451

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000141	C	SFR GOLF B	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 09/30/2019 BY KWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS

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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,374
TOTAL MARKET OB/XF VALUE		31,451
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		464,825
SOH/AGL Deduction		108,238
ASSESSED VALUE		356,587
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		356,587
TOTAL JUST VALUE		464,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		370,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14860	XFOB	0	03/28/2005
B14860	OTHER	0	03/01/2005
B14465	SWIM POOL	30,000	02/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1994/0732	7/29/2015	CT	U	I	18
					SALE PRICE
					201,500

GRANTOR: CLERK OF COURT
GRANTEE: AMH ROMAN TWO FL LL
1285/0152 1/03/2005 WD U I 21 325,400
GRANTOR: INTERVEST CONSTRUCTIO
GRANTEE: TIBBS ROBERT & DOLL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] U3 L3 W8 FOP=[YR=2004] W27 S6 E7 D3 R3 S2
E14 N8 R3 U3 \$ D3 L3 S8 W14 N2 L3 U3 W7 N6 W17 S45
FGR=[YR=2004] S24 E21 N27 W9 S5 W7 N2 W5\$ E5 S2 E7 N5 E15
FOP=[YR=2004] S6 E10 N6 W10 \$ E22 S1 E6 N40 \$.