

LOT 327
IN OR 1963/64
NORTH HAMPTON PHASE 2 PB 6/328

GRAMMEL ALLAN & JANET LEHMAN
85100 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0327-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 90
Exterior Wall	21 STONE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	11 CLAY TILE 30
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	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	2,605	100	2,605	319,964
FGR	579	55	318	39,059
FOP	35	30	10	1,228
FOP	218	30	65	7,984
TOTALS	3,437		2,998	368,235

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EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	F D		R D	
1	000135	C	SFR	CNSVTN	100	000	000	000	000

REVIEW DATE 02/07/2020 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,998	114.2946	135.72	406,889	2003	2003	0	0	9.50	90.50
1 SNGL FAM - 100% - 2016 Heated Area: 2605 HX Base Yr 2016											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85100 AMAGANSETT DR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE			368,235
TOTAL MARKET OB/XF VALUE			13,160
TOTAL LAND VALUE - MARKET			127,500
TOTAL MARKET VALUE			508,895
SOH/AGL Deduction			269,865
ASSESSED VALUE			239,030
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			189,030
TOTAL JUST VALUE			508,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310851	NEW CONSTR	192,990	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1963/0064	1/05/2015	WD	Q	I	02	310,000
GRANTOR: SMITH JAMES L JR & CO						
GRANTEE: GRAMMEL ALLAN & JAN						
1194/1174	12/10/2003	WD	Q	I		260,600
GRANTOR: MORRISON HOMES INC						
GRANTEE: SMITH JAMES L JR &						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2003] W3 N3 W8 FOP=[YR=2003] N6 W17 S14 E13 N5 E4 N3\$ S3 W4 S5 W13 N14 W22 S50 FGR=[YR=2003] S20 E9 S1 E19 N2 FOP=[YR=2003] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S6 E15 N61 \$.	