

LOT 328
IN OR 1181/1379
NORTH HAMPTON PHASE 2 PB 6/328

PERRY VINCENT & ELIZABETH
85116 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0328-0000



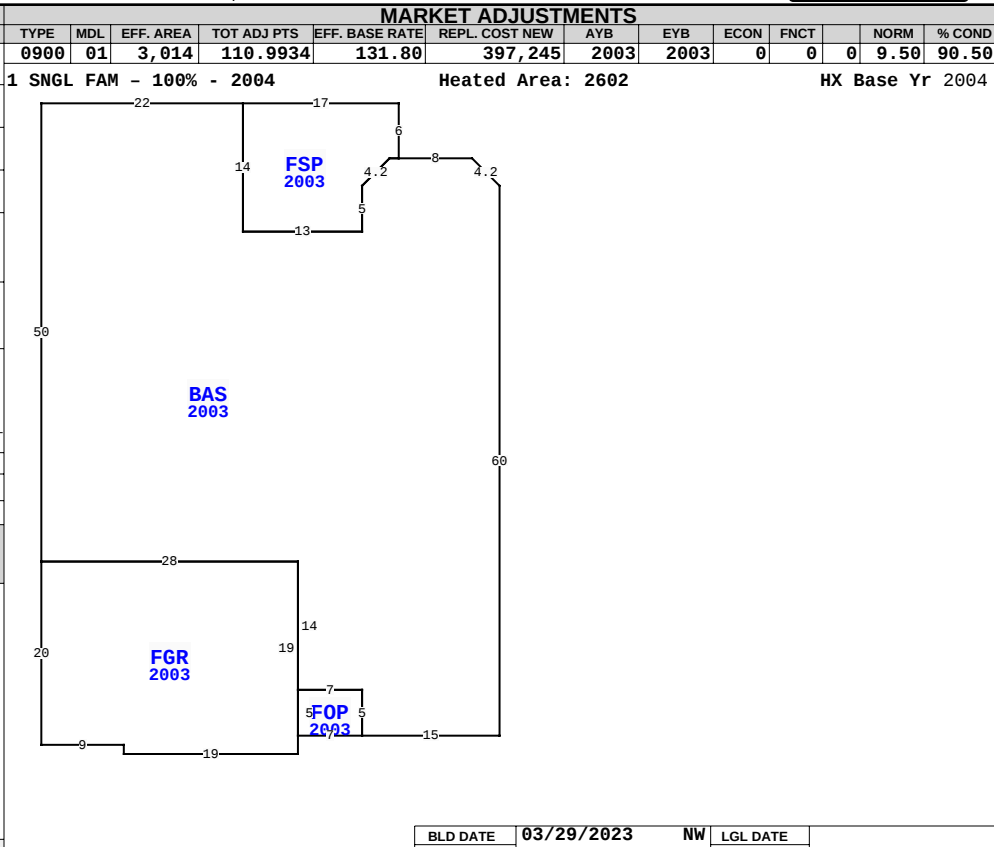
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,602	100	2,602	310,364
FGR	579	55	318	37,930
FOP	35	30	10	1,193
FSP	211	40	84	10,019
TOTALS	3,427		3,014	359,507

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0 100	0	0	1,036.00	SF	10.00	10.00	100	2021
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT	1.00



85116 AMAGANSETT DR, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
13,440											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		359,507	
TOTAL MARKET OB/XF VALUE		13,440	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		500,447	
SOH/AGL Deduction		269,551	
ASSESSED VALUE		230,896	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		180,896	
TOTAL JUST VALUE		500,447	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005730	ROOF	20,079	07/21/2020
B0311040	NEW CONSTR	186,990	04/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1181/1379	10/20/2003	WD Q	I		
GRANTOR: MORRISON HOMES INC					253,200
GRANTEE: PERRY VINCENT & ELI					
1124/1865	3/27/2003	WD U	V	19	46,000
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] U3 L3 W8 FSP=[YR=2003] N6 W17 S14 E13 N5 U3 R3 E1\$ W1 D3 L3 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 S5 E15 N60\$.											