

LOT 329
IN OR 2069/1954
NORTH HAMPTON PHASE 2 PB 6/328

RIORDAN JOHN J & PATRICIA
85128 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0329-0000



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 80
Interior Floor	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	04 Quality Level 04
DOR CODE	0100 SINGLE FAMILY

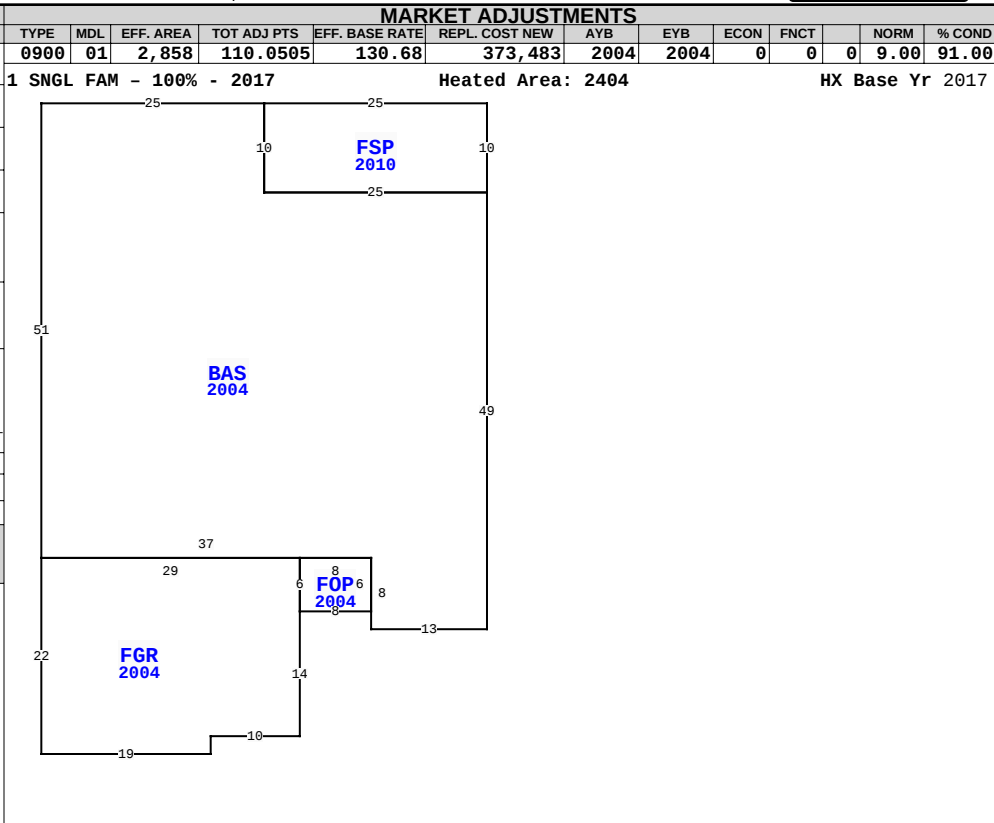
MAP NUM	MKT AREA	04
---------	----------	----

NEIGHBORHOOD/LOC	4043.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100	2,404	285,881
FGR	618	55	340	40,432
FOP	48	30	14	1,665
FSP	250	40	100	11,892

TOTALS	3,320	2,858	339,870
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,060.00	SF	10.00
3	0462	ST/AL FNC	0	100	0	0	612.00	SF	10.00



85128 AMAGANSETT DR, 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
2	0855	CONC PAVER	0	100	0	0	1,060.00	SF	10.00	10.00	100	2021	2021	3	100	10,600	
3	0462	ST/AL FNC	0	100	0	0	612.00	SF	10.00	10.00	100	2004	2004	3	40	2,448	

LAND DESCRIPTION										TOTAL OB/XF 16,163							
------------------	--	--	--	--	--	--	--	--	--	--------------------	--	--	--	--	--	--	--

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				339,870	
TOTAL MARKET OB/XF VALUE				16,163	
TOTAL LAND VALUE - MARKET				127,500	
TOTAL MARKET VALUE				483,533	
SOH/AGL Deduction				207,519	
ASSESSED VALUE				276,014	
TOTAL EXEMPTION VALUE		HX HB VX		55,000	
BASE TAXABLE VALUE				221,014	
TOTAL JUST VALUE				483,533	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				368,405	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23593	REPAIR/RRF	1,020	05/01/2010

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2069/1954	8/31/2016	WD	Q	I	02
GRANTOR: ELLIOTT MARIDA					
GRANTEE: RIORDAN JOHN J & PA					
2031/0772	2/29/2016	QC	U	I	11
GRANTOR: ELLIOTT MARIDA & JULI					
GRANTEE: ELLIOTT MARIDA					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FSP=[YR=2010] W25 BAS=[YR=2004] W25 S51 FGR=[YR=2004] S22 E19 N2 E10 N14 FOP=[YR=2004] E8 N6 W8 S6\$ N6 W29\$ E37 S8 E13 N49 W25 N10\$ S10 E25 N10\$.									