LOT 335
NORTH HAMPTON PHASE 2 PB 6/328

WEEKS DONALD R & JENNIFER L/E/
85258 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0335-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

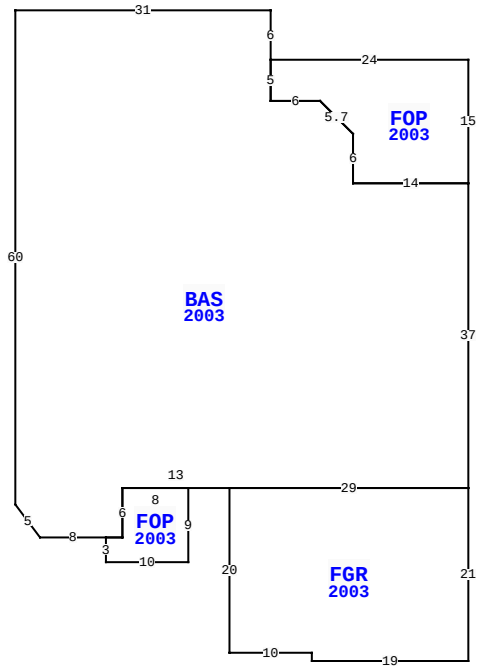
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,850	100	2,850	340,848
FGR	599	55	329	39,347
FOP	78	30	23	2,750
FOP	268	30	80	9,568
TOTALS	3,795		3,282	392,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,282	111.2832	132.15	433,716	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2004 Heated Area: 2850 HX Base Yr 2004



85258 AMAGANSETT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,513
TOTAL MARKET OB/XF VALUE		7,109
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		527,122
SOH/AGL Deduction		275,268
ASSESSED VALUE		251,854
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,854
TOTAL JUST VALUE		527,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363680	NEW CONSTR	209,701	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2367/0978	6/09/2020	LE	U	I	11	100
GRANTOR: WEEKS DONALD R & JENN						
GRANTEE: WEEKS FAMILY TRUST						
1205/0221	2/02/2004	WD	U	I	21	301,700
GRANTOR: MORRISON HOMES INC						
GRANTEE: WEEKS DONALD R & JE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W24 BAS=[YR=2003] N6 W31 S60 D4 R3 E8
FOP=[YR=2003] S3 E10 N9 W8 S6 W2$ E2 N6 E13 FGR=[YR=2003]
S20 E10 S1 E19 N21 W29$ E29 N37 W14 N6 U4 L4 W6 N5$ S5 E6
D4 R4 S6 E14 N15$.

EXTRA FEATURES

LN	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	2003	2003	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	738.00	SF	6.50	6.50	100	2003	2003	3	84	4,029	

LAND DESCRIPTION

TOTAL OB/XF 7,109

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/02/2023 BY SYS