

LOT 337
IN OR 1994/405
NORTH HAMPTON PHASE 2 PB 6/328

WALLER JAMES H & KAREN S
85282 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0337-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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	2,379	100	2,379	300,681
FGR	647	55	356	44,995
FOP	48	30	14	1,769
FSP	225	40	90	11,375
UOP	250	20	50	6,320

TOTALS	3,549		2,889	365,140
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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	0811	CONCRETE B	0	100	0	0	1,094.00	SF	5.20

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

REVIEW DATE	01/06/2023	BY	NWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,889	116.9595	138.89	401,253	2004	2004	0	0	0	9.00	91.00
1 SNGL FAM - 100% - 2016 Heated Area: 2379 HX Base Yr 2016												
85282 AMAGANSETT DR, FERNANDINA BEACH												
BLD DATE 03/29/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE												

TOTAL OB/XF 8,007												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00

TOTAL OB/XF 8,007												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00

Market:	0	Agricultural:	0	Common:	127,500
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		365,140	
TOTAL MARKET OB/XF VALUE		8,007	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		500,647	
SOH/AGL Deduction		194,356	
ASSESSED VALUE		306,291	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		256,291	
TOTAL JUST VALUE		500,647	
NCON VALUE		21,111	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1994/0405	7/24/2015	WD	Q	I	01	289,000
GRANTOR: PICKETT JAMES W & KAT						
GRANTEE: WALLER JAMES H & KA						
1783/0298	3/12/2012	WD	Q	I	02	230,000
GRANTOR: BOWIE DEBORAH L						
GRANTEE: PICKETT JAMES W & K						

BUILDING NOTES									

BUILDING DIMENSIONS									
UOP=[YR=2022] N10 W25 S10 E25\$ FSP=[YR=2004] W25 BAS=[YR=2004] W25 S50 FGR=[YR=2004] S23 E19 N2 E10 N15 FOP=[YR=2004] E8 N6 W8 S6\$ N6 W29\$ E37 S8 E13 N49 W25 N9\$ S9 E25 N9\$.									