

LOT 339
IN OR 1316/615
NORTH HAMPTON PHASE 2 PB 6/328

FRINK NEIL & JOYCE A
85306 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0339-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

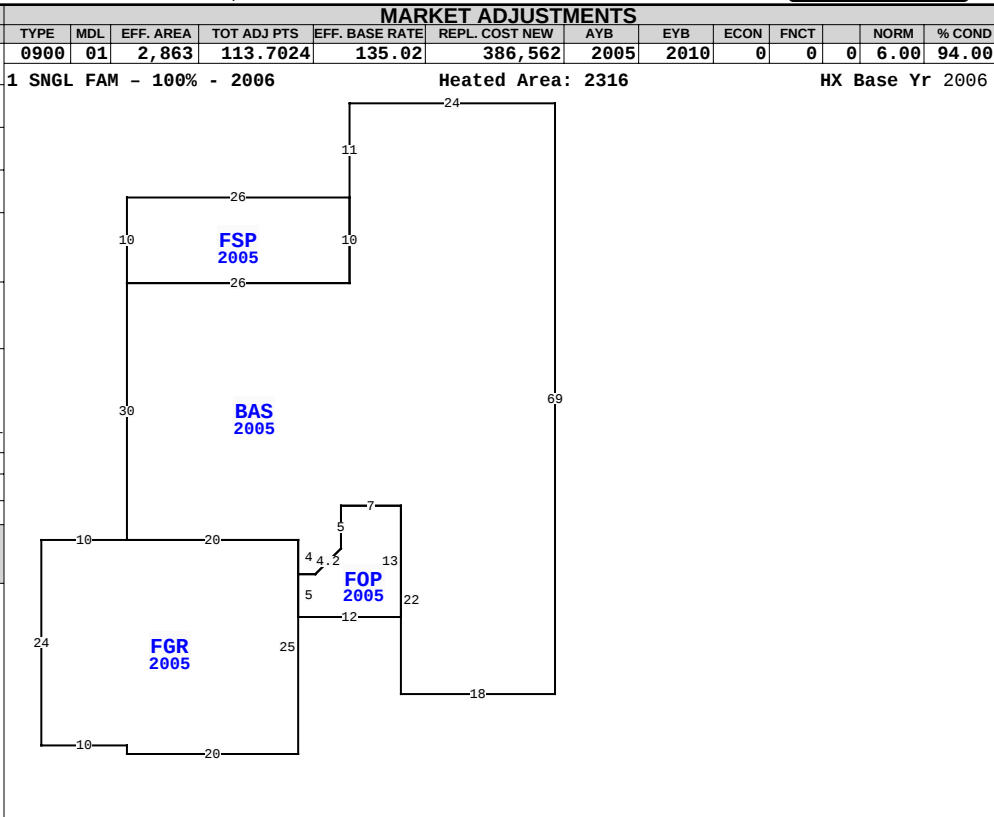
Quality	04	Quality Level 04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4043.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2,316	293,944
FGR	740	55	407	51,656
FOP	121	30	36	4,569
FSP	260	40	104	13,199

TOTALS	3,437	2,863	363,368
--------	-------	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005
2	0812	CONCRETE C	0 100	0	0	1,134.00	SF	4.00	4.00	100	2005

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



85306 AMAGANSETT DR, FERNANDINA BEACH											
TOTAL OB/XF 7,096											

TOTAL OB/XF 7,096											
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

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE 363,368											
TOTAL MARKET OB/XF VALUE 7,096											
TOTAL LAND VALUE - MARKET 127,500											
TOTAL MARKET VALUE 497,964											
SOH/AGL Deduction 269,588											
ASSESSED VALUE 228,376											
TOTAL EXEMPTION VALUE HX HB 50,000											
BASE TAXABLE VALUE 178,376											
TOTAL JUST VALUE 497,964											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 386,974											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008777	REPAIR/RRF	0	10/14/2020
E14252	ELEC OTHER	2,000	02/01/2005
M09154	MECH OTHER	0	02/01/2005
B13909	NEW CONSTR	0	01/01/2005
P0408818	OTHER	0	12/01/2004

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1316/0615	5/10/2005	WD	Q	I		310,500			
GRANTOR:MORRISON HOMES INC									
GRANTEE:FRINK NEIL & JOYCE									
1154/1626	7/18/2003	WD	U	V	19	400,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

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

BUILDING DIMENSIONS											
BAS=[YR=2005] W24 S11 FSP=[YR=2005] W26 S10 E26 N10\$ S10 W26 S30 FGR=[YR=2005] W10 S24 E10 S1 E20 N25 W20\$ E20 S4 FOP=[YR=2005] S5 E12 N13 W7 S5 D3 L3 W2\$ E2 R3 U3 N5 E7 S22 E18 N69\$.											