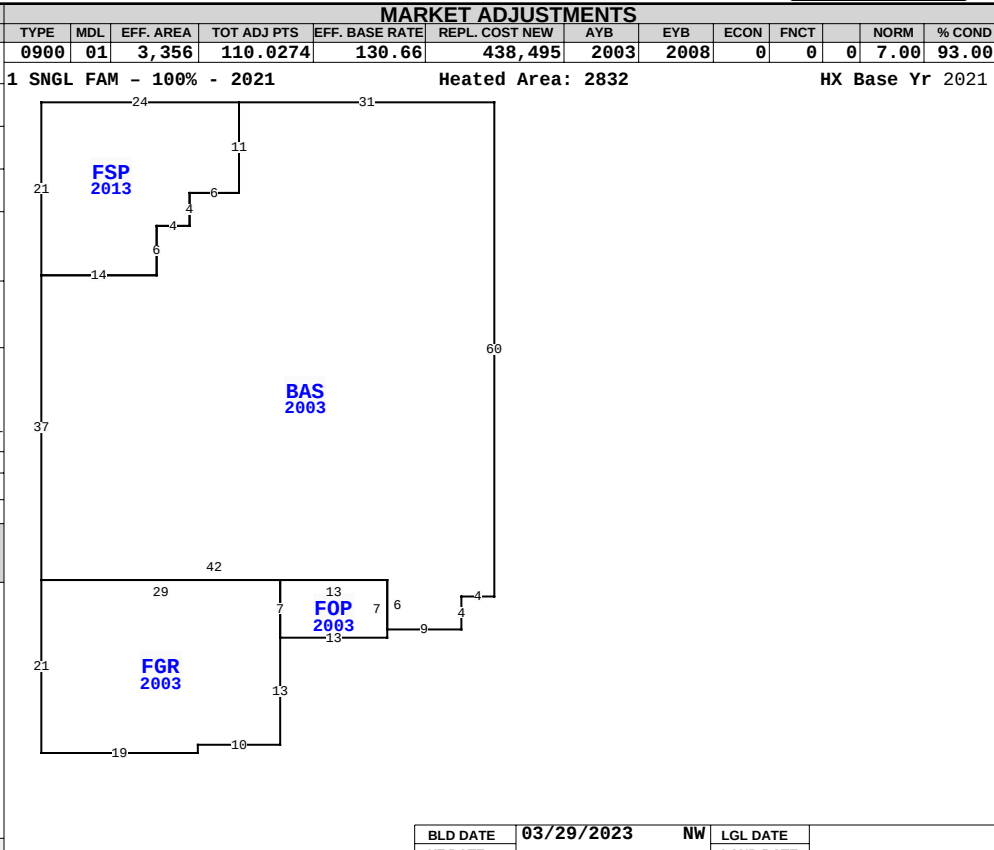


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,832	100	2,832	344,127
FGR	599	55	329	39,978
FOP	91	30	27	3,281
FSP	420	40	168	20,414
TOTALS	3,942		3,356	407,800

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	2003	2003	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	1,076.00	SF	10.00	10.00	100	2021	2021	3	100	10,760	
3	0911	SCRN RM A	0	100	24	36	805.00	SF	17.50	17.50	100	2020	2020	3	93	13,101	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2003	2003	3	36	11,995	
5	0830	FLAGSTONE	0	100	0	0	183.00	SF	12.00	12.00	100	2003	2003	3	84	1,845	
6	0855	CONC PAVER	0	100	12	28	336.00	SF	10.00	10.00	100	2020	2020	3	99	3,326	

LAND DESCRIPTION			TOTAL OB/XF 44,107														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500



85301 AMAGANSETT DR, FERNANDINA BEACH										BLD DATE	03/29/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		407,800	
TOTAL MARKET OB/XF VALUE		44,107	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		579,407	
SOH/AGL Deduction		217,409	
ASSESSED VALUE		361,998	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		311,998	
TOTAL JUST VALUE		579,407	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		439,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010146	SCRN ENCL	21,980	10/22/2020
20008652	REPAIR/RRF	18,000	10/09/2020
B0311215	NEW CONSTR	209,531	06/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2372/0412	6/29/2020	WD	Q	I	02	430,000
GRANTOR: SEITZ PAUL A & COURT N						
GRANTEE: RUDASILL MICHAEL &						
2127/1664	6/19/2017	WD	Q	I	01	431,000
GRANTOR: GENT JAMES A & FAYE E						
GRANTEE: SEITZ PAUL A & COUR						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2003] W31 FSP=[YR=2013] W24 S21 E14 N6 E4 N4 E6 N11\$ S11 W6 S4 W4 S6 W14 S37 FGR=[YR=2003] S21 E19 N1 E10 N13 FOP=[YR=2003] E13 N7 W13 S7\$ N7 W29\$ E42 S6 E9 N4 E4 N60\$.														