



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 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

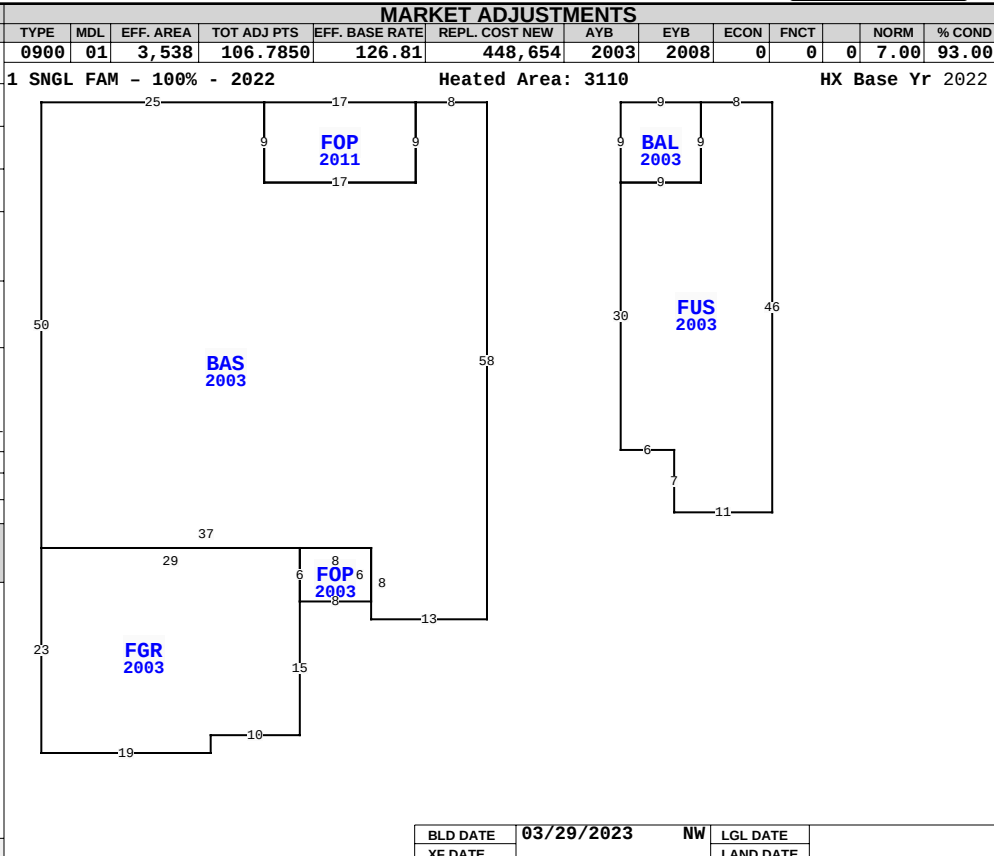
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC 4043.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	81	15	12	1,415
BAS	2,451	100	2,451	289,054
FGR	647	55	356	41,984
FOP	48	30	14	1,651
FOP	153	30	46	5,425
FUS	659	100	659	77,718

TOTALS	4,039		3,538	417,248
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,111.00	SF	4.00	4.00	
3	0462	ST/AL FNC	0	100	231	4	924.00	SF	10.00	10.00	
4	0855	CONC PAVER	0	100	0	0	486.00	SF	10.00	10.00	
5	0911	SCRN RM A	0	100	0	0	861.00	SF	17.50	17.50	
6	0861	POOL GUNIT	0	100	0	0	375.00	SF	85.00	85.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



85279 AMAGANSETT DR, FERNANDINA BEACH											
BLD DATE 03/29/2023 NW LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
58,895											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
417,248											
TOTAL MARKET OB/XF VALUE											
58,895											
TOTAL LAND VALUE - MARKET											
127,500											
TOTAL MARKET VALUE											
603,643											
SOH/AGL Deduction											
128,062											
ASSESSED VALUE											
475,581											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
425,581											
TOTAL JUST VALUE											
603,643											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
461,729											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004704	REPAIR/RRF	13,600	06/17/2020
19009131	SCRNROOM	8,560	08/23/2019
19008373	SWIM POOL	41,095	08/06/2019
B0310852	NEW CONSTR	218,659	01/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2443/1912	3/12/2021	WD	U	I	16	100	
GRANTOR: TICE PATRICIA R							
GRANTEE: TICE PATRICIA RUTH							
2270/0541	4/23/2019	WD	U	I	11	100	
GRANTOR: TICE ROMONA M							
GRANTEE: TICE ROMONA M (25%I							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W8 FOP=[YR=2011] W17 S9 E17 N9\$ S9 W17 N9 W25 S50 FGR=[YR=2003] S23 E19 N2 E10 N15 FOP=[YR=2003] E8 N6 W8 S6\$ N6 W29\$ E37 S8 E13 N58\$ PTR=E15 BAL=[YR=2003] E9 FUS=[YR=2003] E8 S46 W11 N7 W6 N30 E9 N9\$ S9 W9 N9\$ W15\$.											