

LOT 346
IN OR 1641/1959
NORTH HAMPTON PHASE 2 PB 6/328

SCHERER JOHN W II
85237 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0346-0000



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	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	

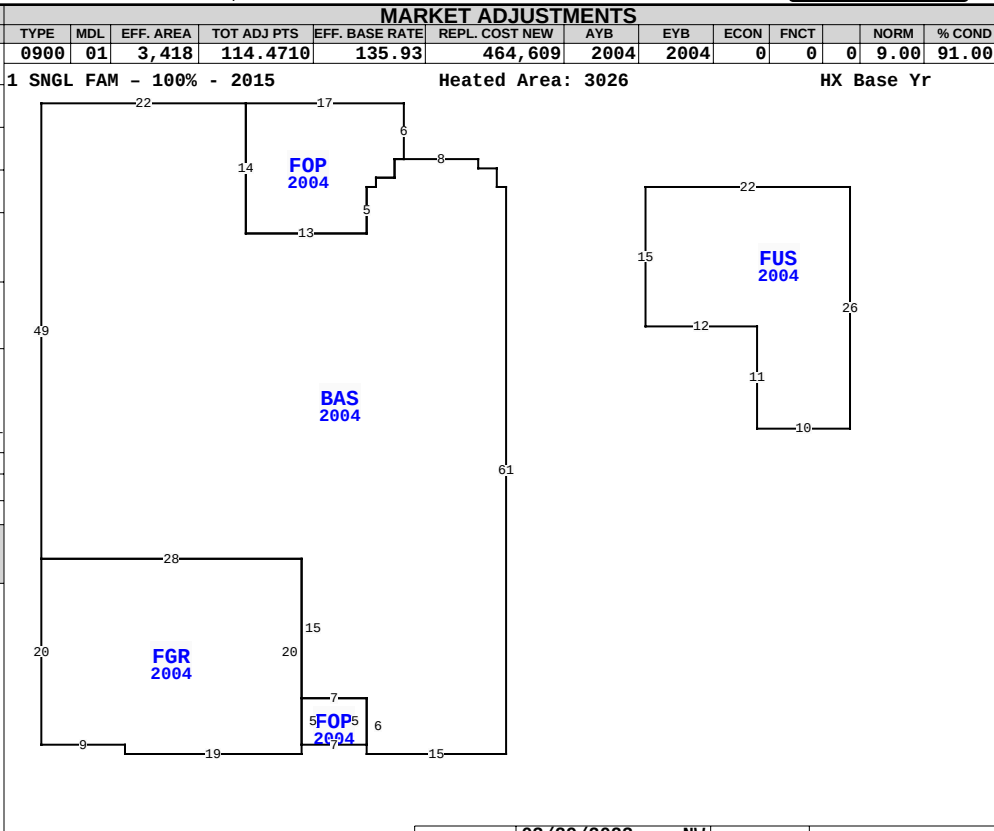
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,586	100	2,586	319,879
FGR	579	55	318	39,336
FOP	35	30	10	1,237
FOP	213	30	64	7,917
FUS	440	100	440	54,426
TOTALS	3,853		3,418	422,794

EXTRA FEATURES	
L N	OB/XF CODE

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	2004	2004	3	89	3,115	
2	0812	CONCRETE C	0 100	0	0	1,037.00	SF	4.00	4.00	100	2004	2004	3	86	3,567	
3	0911	SCRN RM A	0 100	0	0	440.00	SF	17.50	17.50	100	2017	2017	3	82	6,314	
4	0855	CONC PAVER	0 100	0	0	440.00	SF	10.00	10.00	100	2017	2017	3	97	4,268	

LAND DESCRIPTION	
L N	USE CODE
1	000141

REVIEW DATE	05/14/2021	BY	NWX
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BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF																17,264
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
1	000141	C	SFR GOLF B	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00

1	000141	C	SFR GOLF B	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00
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REVIEW DATE	05/14/2021	BY	NWX	Total Acres:	0.00	Total Land Value:	105,000	Market:	0	Agricultural:	0	Common:	105,000
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NASSAU COUNTY PROPERTY																PAGE 1 of 1	4
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 4 Tax Dist:	
BUILDING MARKET VALUE		422,794
TOTAL MARKET OB/XF VALUE		17,264
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		545,058
SOH/AGL Deduction		0
ASSESSED VALUE		545,058
TOTAL EXEMPTION VALUE	13	545,058
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		545,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,136

PERMIT NUM	DESCRIPTION	AMT	ISSUED
X23151	REPAIR/RRF	2,793	12/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1641/1959	9/28/2009	WD	U	I	11	100	
GRANTOR: LEE DAVID D & CLARA M							
GRANTEE: SCHERER JUDY B & JO							
1636/1991	8/28/2009	WD	Q	I	01	365,000	
GRANTOR: LEE DAVID D & CLARA M							
GRANTEE: SCHERER JUDY B							

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] W1 N2 W2 N1 W8 FOP=[YR=2004] N6 W17 S14 E13 N5 E1 N1 E2 N2 E1 \$ W1 S2 W2 S1 W1 S5 W13 N14 W22 S49 FGR=[YR=2004] S20 E9 S1 E19 N1 FOP=[YR=2004] E7 N5 W7 S5 \$ N20 W28 \$ E28 S15 E7 S6 E15 N61 \$ PTR= E15 FUS=[YR=2004] E22 S26 W10 N11 W12 N15 \$ W15 \$.	