

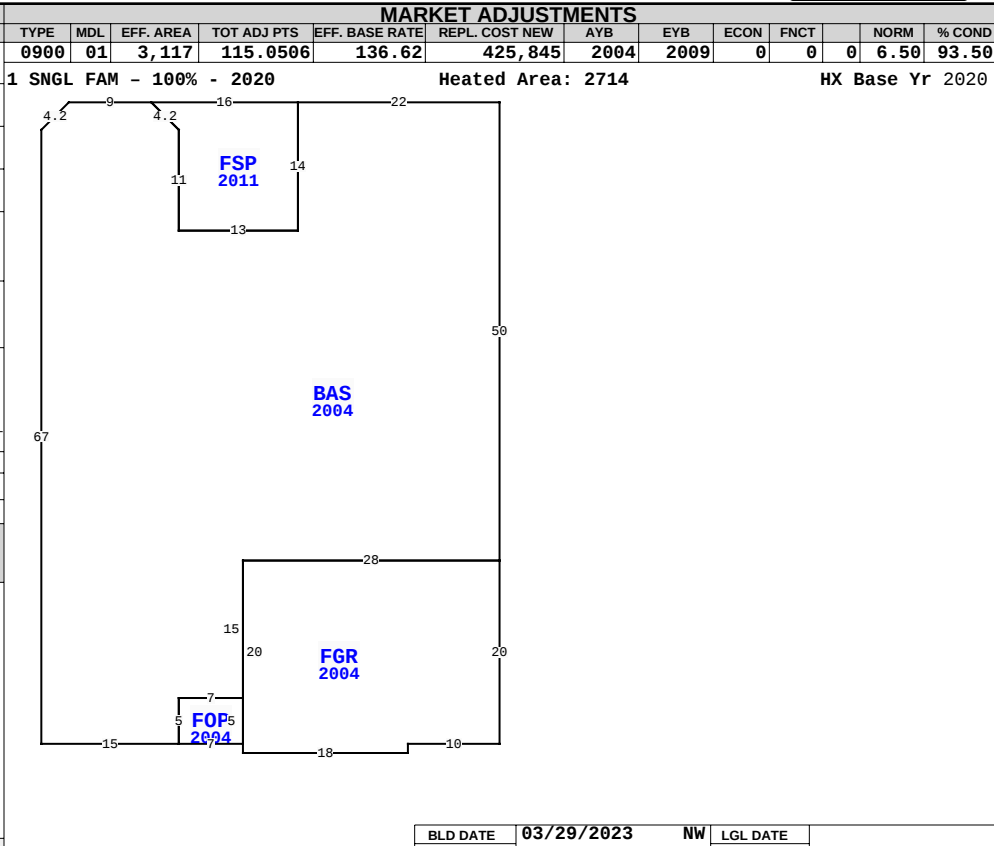


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,714	100	2,714	346,686
FGR	578	55	318	40,621
FOP	35	30	10	1,277
FSP	187	40	75	9,581
TOTALS	3,514		3,117	398,165

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	1,093.00	SF	4.00	4.00	



85225 AMAGANSETT DR, FERNANDINA BEACH											
BLD DATE			03/29/2023			NW			LGL DATE		
XF DATE									LAND DATE		
INC DATE									AG DATE		

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	000141	C	SFR GOLF B	100			0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						398,165					
TOTAL MARKET OB/XF VALUE						6,875					
TOTAL LAND VALUE - MARKET						105,000					
TOTAL MARKET VALUE						510,040					
SOH/AGL Deduction						174,923					
ASSESSED VALUE						335,117					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						285,117					
TOTAL JUST VALUE						510,040					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						410,962					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009308	REPAIR/RRF	24,000	10/06/2020

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2295/0512	7/17/2019	WD	U	I	11	100			
GRANTOR:NILES JAY R & MARY A									
GRANTEE:NILES FAMILY TRUST									
2260/1912	3/11/2019	WD	Q	I	02	360,000			
GRANTOR:ROGERS JANET L & MICH									
GRANTEE:NILES JAY R & MARY									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W22 FSP=[YR=2011] W16 D3 R3 S11 E13 N14\$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E15 FOP=[YR=2004] E7 FGR=[YR=2004] S1 E18 N1 E10 N20 W28 S20\$ N5 W7 S5\$ N5 E7 N15 E28 N50\$.											