



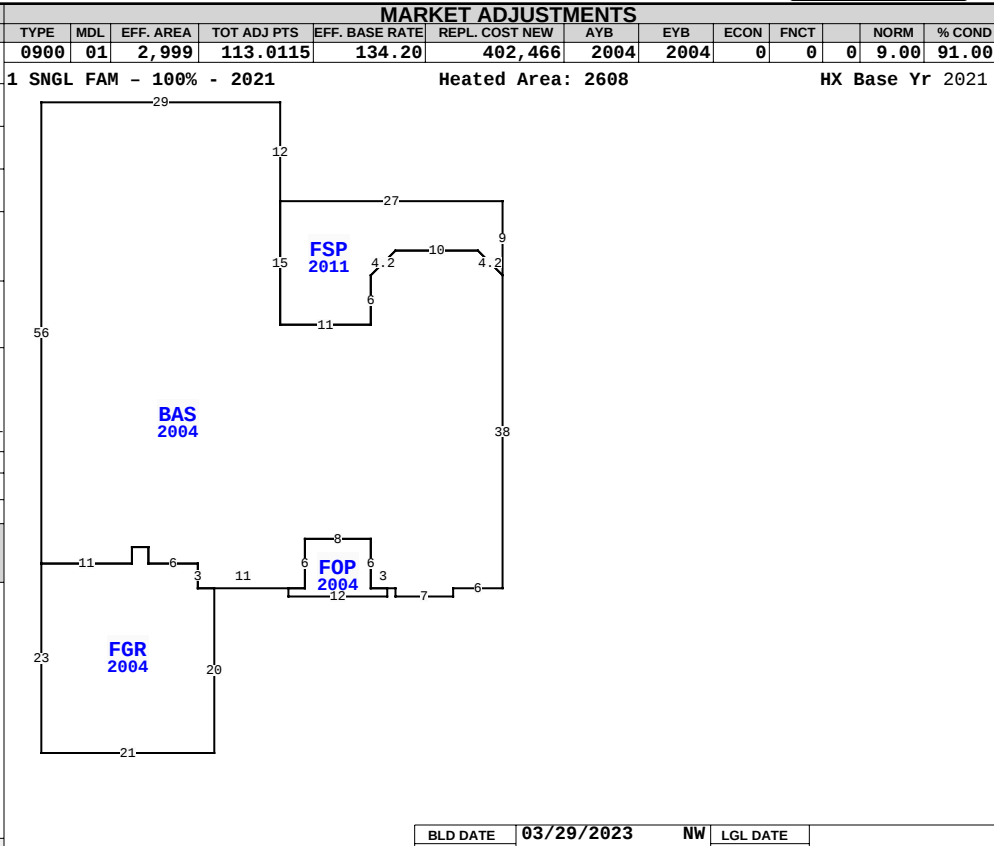
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,608	100	2,608	318,495
FGR	481	55	265	32,362
FOP	60	30	18	2,199
FSP	270	40	108	13,190
TOTALS	3,419		2,999	366,244

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	100	2004
2	0811	CONCRETE B	0	100	0	0	1,165.00	SF	5.20	100	2004
3	0462	ST/AL FNC	0	100	0	0	664.00	SF	10.00	100	2004
4	0855	CONC PAVER	0	100	17	6	102.00	SF	10.00	100	2006

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



85189 AMAGANSETT DR, FERNANDINA BEACH				XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
1,165.00	SF	5.20	5.20	100	2004	2004	3	86	5,210	
664.00	SF	10.00	10.00	100	2004	2004	3	40	2,656	
102.00	SF	10.00	10.00	100	2006	2006	3	88	898	

TOTAL OB/XF											
11,879											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		366,244	
TOTAL MARKET OB/XF VALUE		11,879	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		483,123	
SOH/AGL Deduction		161,180	
ASSESSED VALUE		321,943	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		271,943	
TOTAL JUST VALUE		483,123	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,213	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311413	NEW CONSTR	199,990	07/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2624/1371	3/09/2023	LE U	I	I	11
GRANTOR: GENOVESE PHILIP A JR					
GRANTEE: TAYLOR JOHN & MELIS					
2372/0500	6/29/2020	WD Q	I	02	362,000
GRANTOR: SMITH JASON D & PAOLA					
GRANTEE: GENOVESE PHILIP A J					

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

BUILDING DIMENSIONS											
FSP=[YR=2011] W27 BAS=[YR=2004] N12 W29 S56 FGR=[YR=2004] S23 E21 N20 W2 N3 W6 N2 W2 S2 W11\$ E11 N2 E2 S2 E6 S3 E11 FOP=[YR=2004] S1 E12 N1 W2 N6 W8 S6 W2\$ E2 N6 E8 S6 E3 S1 E7 N1 E6 N38 U3 L3 W10 D3 L3 S6 W11 N15\$ S15 E11 N6 U3 R3 E10 D3 R3 N9\$.											