LOT 351
IN OR 2242/1648
NORTH HAMPTON PHASE 2 PB 6/328

FORD JEFFREY & SHANNAN
304 SOUTH SCOTT ST
OAKWOOD, IL 61858

2023

12-2N-27-1460-0351-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

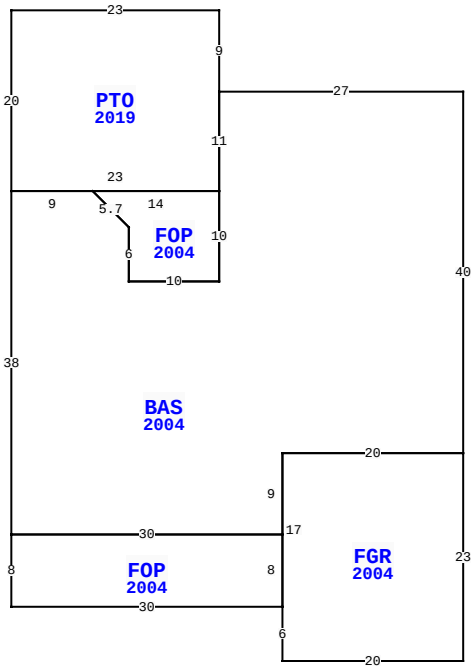
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,909	100	1,909	241,782
FGR	460	55	253	32,044
FOP	108	30	32	4,053
FOP	240	30	72	9,119
PTO	460	5	23	2,913
TOTALS	3,177		2,289	289,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,289	117.2031	139.18	318,583	2004	2004	0	0	0	9.00	91.00

1 SNGL FAM – 0% - 0 Heated Area: 1909 HX Base Yr



BLD DATE	03/29/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

85173 AMAGANSETT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	289,911
TOTAL MARKET OB/XF VALUE	13,865
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	408,776
SOH/AGL Deduction	96,305
ASSESSED VALUE	312,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,471
TOTAL JUST VALUE	408,776
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19008982	SCRNROOM	13,000	08/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2242/1648	12/11/2018	WD	Q	I	01	267,000
GRANTOR: ROFFLER TRENT W & MEL						
GRANTEE: FORD JEFFREY & SHAN						
2063/1644	8/02/2016	WD	Q	I	01	222,800
GRANTOR: GRAHAM AUDREY						
GRANTEE: ROFFLER TRENT W & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 PTO=[YR=2019] N9 W23 S20 E23 N11$ S11 FOP=[YR=2004] W14 D4 R4 S6 E10 N10$ S10 W10 N6 U4 L4 W9 S38 FOP=[YR=2004] S8 E30 FGR=[YR=2004] S6 E20 N23 W20 S17$ N8 W30$ E30 N9 E20 N40$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	0	0	0	627.00	SF	6.50	6.50	100	2004	2004	3	86	3,505	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
3	0911	SCRN RM A	0	0	0	0	460.00	SF	17.50	17.50	100	2019	2019	3	90	7,245	

LAND DESCRIPTION

TOTAL OB/XF 13,865

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000141	C	SFR GOLF B	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/24/2020 BY NWRK Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/02/2023 BY SYS