

LOT 352
IN OR 1287/160
NORTH HAMPTON PHASE 2 PB 6/328

EICHELE PETER R JR
85159 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8712

2023

12-2N-27-1460-0352-0000



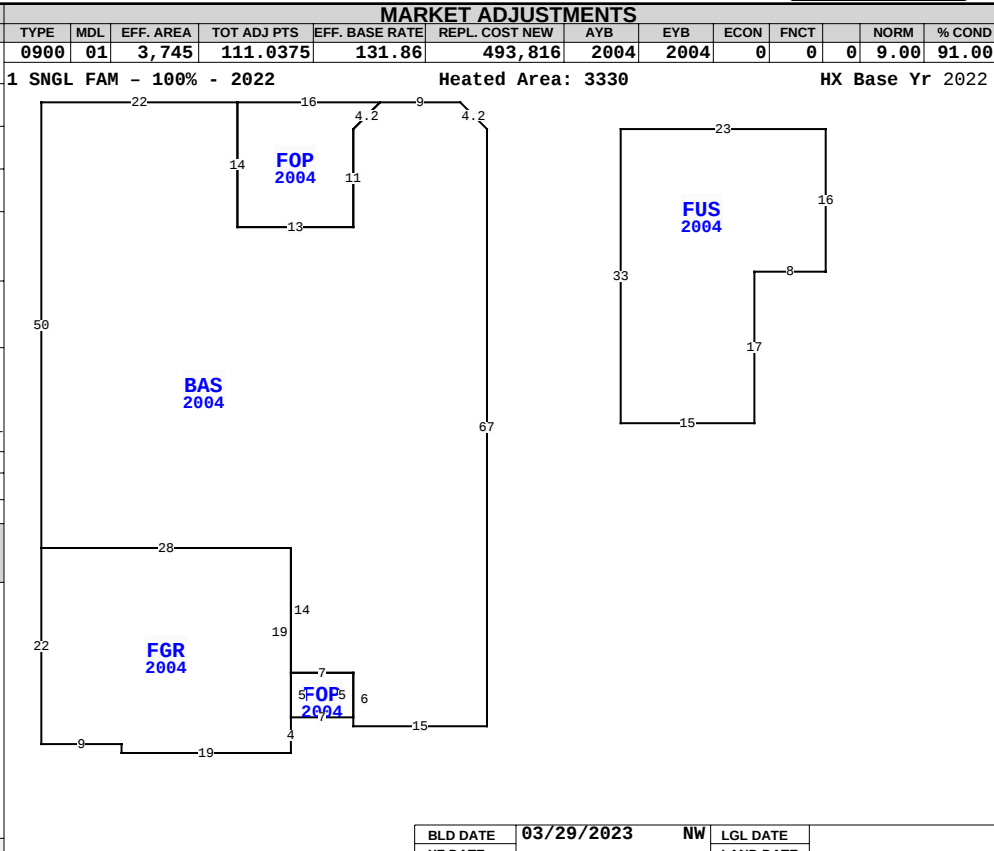
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
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	2,707	100	2,707	324,820
FGR	635	55	349	41,877
FOP	35	30	10	1,200
FOP	187	30	56	6,719
FUS	623	100	623	74,756
TOTALS	4,187		3,745	449,373

TOTALS		7,201	5,145	448,375			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0500	FP-PRE FAB	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000141	C	SFR GOLF B	100	



85159 AMAGANSETT DR, FERNANDINA BEACH				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1,032.00	SF	5.20	5.20	100	2004	2004	3	86	4,615	
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 4	
Tax Dist:		449,373	
BUILDING MARKET VALUE		7,730	
TOTAL MARKET OB/XF VALUE		105,000	
TOTAL LAND VALUE - MARKET		562,103	
TOTAL MARKET VALUE		94,880	
SOH/AGL Deduction		467,223	
ASSESSED VALUE		50,000	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		417,223	
TOTAL JUST VALUE		562,103	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,615	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001028	REPAIR/RRF	27,250	01/19/2022
B0310951	MH MOVE-ON	1	01/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/0568	11/02/2016	QC	U	I	11	100
GRANTOR:EICHELE CHRISTINE M						
GRANTEE:EICHELE PETER R JR						
1287/0160	1/11/2005	WD	U	I	21	326,700
GRANTOR:MORRISON HOMES INC						
GRANTEE:EICHELE PETER R JR						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2004] L3 U3 W9 FOP=[YR=2004] W16 S14 E13 N11 U3 R3 \$ D3 L3 S11 W13 N14 W22 S50 FGR=[YR=2004] S22 E9 S1 E19 N4 FOP=[YR=2004] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S6 E15 N67\$ PTR= E15 FUS=[YR=2004] E23 S16 W8 S17 W15 N33\$ W15\$.	