

LOT 355
IN OR 1483/1673
NORTH HAMPTON PHASE 2 PB 6/328

RIGNEY DAVID O
85031 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2023

12-2N-27-1460-0355-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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 60
Interior Floor	11 CLAY TILE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	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	2,679	100	2,679	325,682
FGR	579	55	318	38,659
FOP	30	30	9	1,094
FOP	187	30	56	6,807

TOTALS	3,475	3,062	372,243
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,027.00	SF	10.00
4	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00
5	0911	SCRN RM A	0	100	42	26	1,092.00	SF	17.50
6	0857	SANDSTONE	0	100	0	0	672.00	SF	16.00
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100			0.00	0.00	1.00

REVIEW DATE	12/16/2022	BY	NW
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,062	113.1186	134.33	411,318	2003	2003	0	0
1 SNGL FAM - 100% - 2008									
Heated Area: 2679									
HX Base Yr 2008									

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85031 AMAGANSETT DR, FERNANDINA BEACH				

TOTAL OB/XF									
80,707									

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			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		372,243	
TOTAL MARKET OB/XF VALUE		80,707	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		557,950	
SOH/AGL Deduction		232,923	
ASSESSED VALUE		325,027	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		275,027	
TOTAL JUST VALUE		557,950	
NCON VALUE		75,905	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,634	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002733	ADDITION	8,400	02/17/2022
21016568	SWIM POOL	88,425	11/30/2021
0311038	NEW CONSTR	197,923	04/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1483/1673	3/09/2007	WD	Q	I	
GRANTOR: MORRISON HOMES INC					
GRANTEE: RIGNEY DAVID O					
1106/0576	1/09/2003	WD	U	V	19
GRANTOR: NORTH HAMPTON LLC					
GRANTEE: MORRISON HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W22 FOP=[YR=2011] W16 D3 R3 S11 E13 N14\$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E16 N2 FOP=[YR=2003] E6 FGR=[YR=2003] S2 E19 N1 E9 N20 W28 S19\$ N5 W6 S5\$ N5 E6 N14 E28 N49\$.									