LOT 2
IN OR 1430/80
NORTH HAMPTON #2A PB 7/11

CRUMPTON JEFFREY S & CAROLINE M
85091 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8712

2023

13-2N-27-146A-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

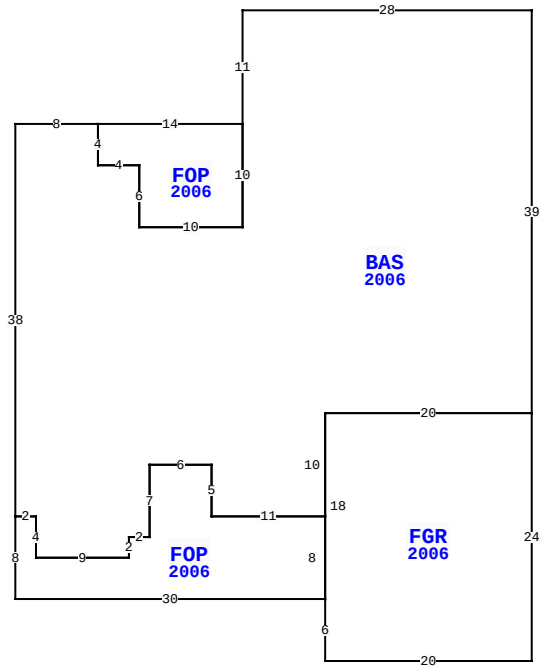
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,902	100	1,902	270,717
FGR	480	55	264	37,576
FOP	116	30	35	4,982
FOP	230	30	69	9,821
TOTALS	2,728		2,270	323,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,270	130.2812	154.71	351,192	2006	2006	0	0	0	8.00	92.00

1 SNGL FAM – 100% - 2007 Heated Area: 1902 HX Base Yr 2007



85091 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE	05/06/2022	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		323,097
TOTAL MARKET OB/XF VALUE		8,470
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		406,567
SOH/AGL Deduction		209,071
ASSESSED VALUE		197,496
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,496
TOTAL JUST VALUE		406,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11169	OTHER	0	05/01/2006
M11299	MECH OTHER	0	03/01/2006
E16792	ELEC OTHER	2,000	02/01/2006
P10725	OTHER	0	02/01/2006
C17067	CO ISSUED	230,000	01/01/2006
R08874	REPAIR/RRF	5,000	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/0080	7/24/2006	WD	Q	I		332,900
GRANTOR: MORRISON HOMES INC						
GRANTEE: CRUMPTON JEFFREY &						
1285/0999	1/04/2005	WD	U	V	19	330,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S11 FOP=[YR=2006] W14 S4 E4 S6 E10 N10$ S10 W10 N6 W4 N4 W8 S38 FOP=[YR=2006] S8 E30 FGR=[YR=2006] S6 E20 N24 W20 S18$ N8 W11 N5 W6 S7 W2 S2 W9 N4 W2$ E2 S4 E9 N2 E2 N7 E6 S5 E11 N10 E20 N39$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	683.00	SF	5.20	5.20	100	2006	2006	3	88	3,125	
3	0855	CONC PAVER	0	100	0	0	240.00	SF	10.00	10.00	100	2008	2008	3	90	2,160	

LAND DESCRIPTION

TOTAL OB/XF 8,470

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	000140	C	SFR GOLF A	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 05/23/2018 BY SBX Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS