

ATCHISON MICHELLE S
85143 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

13-2N-27-146A-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
Exterior Wall		16	WD FR STUC 100		0900		01	3,476	124.9498	148.38		515,769		2006	2006	0	0	8.00	92.00	VALUATION BY		STANDARD														
Roof Structur		08	IRREGULAR 100		1		SINGL FAM - 100% - 2022										Heated Area: 3108										HX Base Yr 2022									
Roof Cover		03	COMP SHNGL 100		69		31		6		24		15		5		5.7		BAS 2012		BUILDING MARKET VALUE		474,507													
Interior Wall		05	DRYWALL 100		5		6		5.7		14		35		4		23		FOP 2006		TOTAL MARKET OB/XF VALUE		86,576													
Interior Floo		11	CLAY TILE 70		7		10		5		13		25		10		19		FGR 2006		TOTAL MARKET VALUE		75,000													
Interior Floo		14	CARPET 30		13		10		13		10		19		10		19		FGR 2006		TOTAL LAND VALUE - MARKET		636,083													
Air Condition		03	CENTRAL 100		13		10		13		10		19		10		19		FGR 2006		SOH/AGL Deduction		71,874													
Heating Type		04	AIR DUCTED 100		13		10		13		10		19		10		19		FGR 2006		ASSESSED VALUE		564,209													
Bedrooms			4 100		13		10		13		10		19		10		19		FGR 2006		TOTAL EXEMPTION VALUE		HX HB VX		55,000											
Bathrooms			3 100		13		10		13		10		19		10		19		FGR 2006		BASE TAXABLE VALUE		509,209													
Frame		02	WOOD FRAME 100		13		10		13		10		19		10		19		FGR 2006		TOTAL JUST VALUE		636,083													
Stories		1.	1. 100		13		10		13		10		19		10		19		FGR 2006		NCON VALUE		119,487													
Units		0	0 100		13		10		13		10		19		10		19		FGR 2006		INCOME VALUE		PREVIOUS YEAR MKT VALUE													
Occupancy		00	NONE 100		13		10		13		10		19		10		19		FGR 2006				431,769													
					13		10		13		10		19		10		19		FGR 2006																	
Quality		06	Quality Level 06		13		10		13		10		19		10		19		FGR 2006																	
DOR CODE		0100	SINGLE FAMILY		13		10		13		10		19		10		19		FGR 2006																	
MAP NUM			MKT AREA		13		10		13		10		19		10		19		FGR 2006																	
NEIGHBORHOOD/LOC		4043.00			13		10		13		10		19		10		19		FGR 2006																	
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS		2,840	100	2,840	387,687																															
BAS		268	100	268	36,585																															
FGR		607	55	334	45,594																															
FOP		113	30	34	4,641																															
TOTALS		3,828		3,476	474,507																															
EXTRA FEATURES		85143 AMAGANSETT DR, FERNANDINA BEACH																																		
BLD DATE		05/06/2022																																		
XF DATE		NW																																		
INC DATE		LGL DATE																																		
		LAND DATE																																		
		AG DATE																																		
L N		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		0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	91	1,820																			
2		0812	CONCRETE C	0	100	0	0	1,075.00	SF	4.00	4.00	100	2006	2006	3	88	3,784																			
3		0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	2006	2006	3	88	446																			
4		0855	CONC PAVER	0	100	8	24	192.00	SF	10.00	10.00	100	2008	2008	3	90	1,728																			
5		0462	ST/AL FNC	0	100	168	4	672.00	SF	10.00	10.00	100	2018	2018	3	90	6,048																			
6		0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2018	2018	3	95	570																			
7		0861	POOL GUNIT	0	100	0	0	500.00	SF	85.00	85.00	100	2022	2022	3	100	42,500																			
8		0911	SCRN RM A	0	100	0	0	1,200.00	SF	17.50	17.50	100	2022	2022	3	100	21,000																			
9		0855	CONC PAVER	0	100	0	0	868.00	SF	10.00	10.00	100	2022	2022	3	100	8,680																			