



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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
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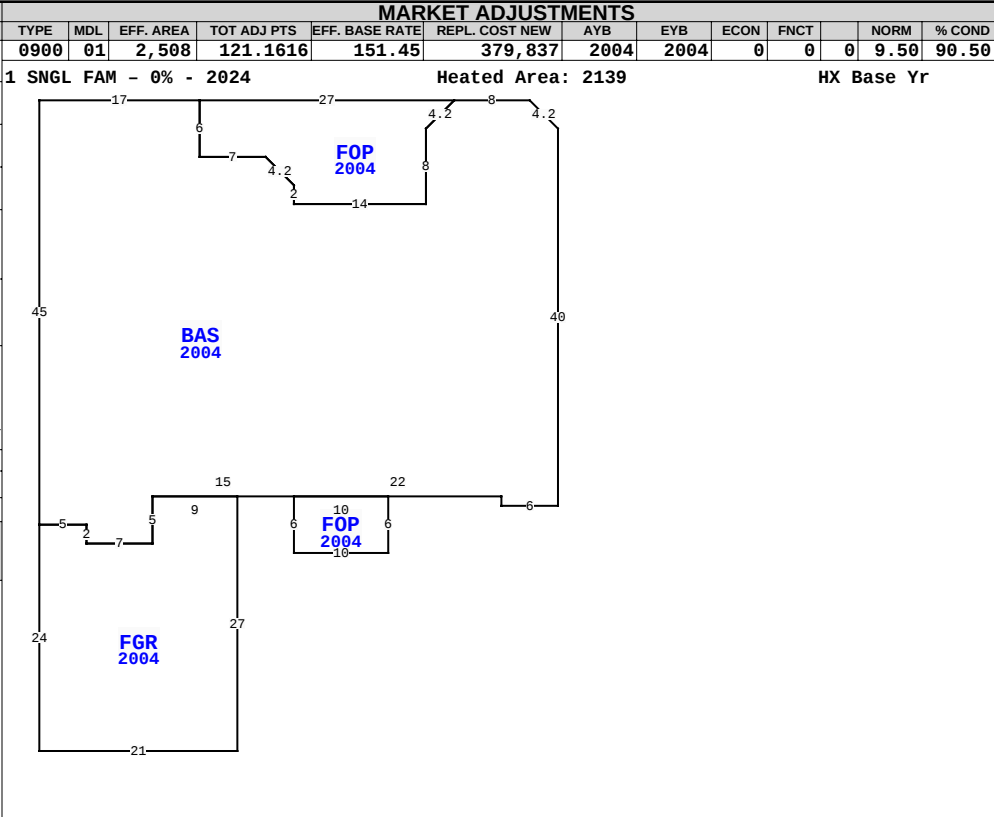
NEIGHBORHOOD/LOC	4043.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100	2,139	293,177
FGR	517	55	284	38,926
FOP	60	30	18	2,467
FOP	223	30	67	9,183

TOTALS	2,939		2,508	343,752
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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	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	1,136.00	SF	4.00
3	0861	POOL GUNIT	0	0	28	14	392.00	SF	85.00
4	0877	JACUZZI	0	0	0	0	1.00	UT	1,000.00
5	0845	KOOL DECK	0	0	0	0	602.00	SF	7.25
6	0911	SCRN RM A	0	0	42	26	1,092.00	SF	17.50
7	0871	POOL HTR R	0	0	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	0		PUD	0.00	0.00	1.00



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

BLD DATE	XF DATE	INC DATE	85055 WAINSCOTT CT, FERNANDINA BEACH
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TOTAL OB/XF									
29,284									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		343,752
TOTAL MARKET OB/XF VALUE		29,284
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		478,036
SOH/AGL Deduction		0
ASSESSED VALUE		478,036
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		478,036
TOTAL JUST VALUE		478,036
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		464,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14860	XFOB	0	03/28/2005
B14860	OTHER	0	03/01/2005
B14465	SWIM POOL	30,000	02/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2670/1456	9/22/2023	SW	Q	I	02	585,000
GRANTOR: AMH ROMAN TWO FL LLC						
GRANTEE: DENIGHT WILLIAM JEF						
1994/0732	7/29/2015	CT	U	I	18	201,500
GRANTOR: CLERK OF COURT						
GRANTEE: AMH ROMAN TWO FL LL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] U3 L3 W8 FOP=[YR=2004] W27 S6 E7 D3 R3 S2 E14 N8 R3 U3 \$ D3 L3 S8 W14 N2 L3 U3 W7 N6 W17 S45 FGR=[YR=2004] S24 E21 N27 W9 S5 W7 N2 W5\$ E5 S2 E7 N5 E15 FOP=[YR=2004] S6 E10 N6 W10 \$ E22 S1 E6 N40 \$.									