

LOT 328
IN OR 1181/1379
NORTH HAMPTON PHASE 2 PB 6/328

PERRY VINCENT & ELIZABETH
85116 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0328-0000



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
NEIGHBORHOOD/LOC	4043.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,602	100	2,602	324,901
FGR	579	55	318	39,707
FOP	35	30	10	1,248
FSP	211	40	84	10,489
TOTALS	3,427		3,014	376,346

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	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	000135	C	SFR	CNSVTN	100	PUD	0.00	0.00	1.00
REVIEW DATE		01/06/2023			BY	NWA			

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	3,014	110.9934	138.74	418,162	2003	2003	0	0	0	10.00	90.00	
1 SNGL FAM - 100% - 2004 Heated Area: 2602 HX Base Yr 2004													
85116 AMAGANSETT DR, FERNANDINA BEACH													

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		376,346	
TOTAL MARKET OB/XF VALUE		13,301	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		517,147	
SOH/AGL Deduction		279,324	
ASSESSED VALUE		237,823	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		187,823	
TOTAL JUST VALUE		517,147	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		500,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005730	ROOF	20,079	07/21/2020
B0311040	NEW CONSTR	186,990	04/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1181/1379	10/20/2003	WD Q	I			253,200	
GRANTOR: MORRISON HOMES INC							
GRANTEE: PERRY VINCENT & ELI							
1124/1865	3/27/2003	WD U	V	19		46,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: MORRISON HOMES INC							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2003] U3 L3 W8 FSP=[YR=2003] N6 W17 S14 E13 N5 U3 R3 E1\$ W1 D3 L3 S5 W13 N14 W22 S50 FGR=[YR=2003] S20 E9 S1 E19 N2 FOP=[YR=2003] E7 N5 W7 S5\$ N19 W28\$ E28 S14 E7 S5 E15 N60\$.													