LOT 330
IN OR 2154/1018
NORTH HAMPTON PHASE 2 PB 6/328

ZIMMER SCOTT E & DONNA K
85140 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

**2024**

**12-2N-27-1460-0330-0000**

## BUILDING CHARACTERISTICS

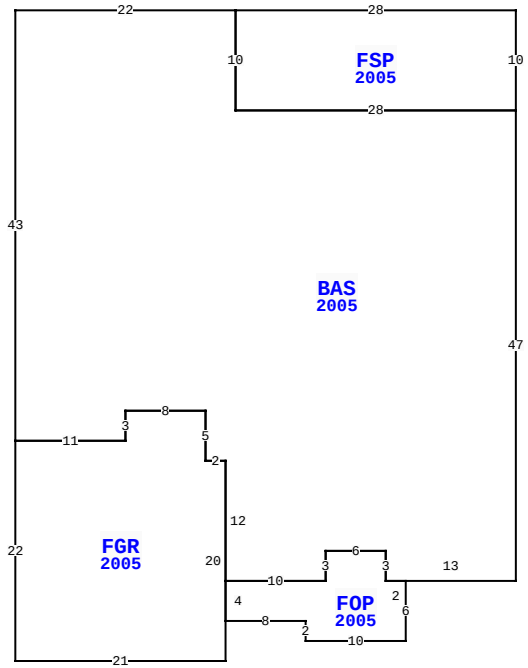
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2,238 | 100 | 2,238 | 297,402 |
| FGR | 482 | 55 | 265 | 35,215 |
| FOP | 110 | 30 | 33 | 4,385 |
| FSP | 280 | 40 | 112 | 14,883 |
| TOTALS | 3,110 | | 2,648 | 351,885 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,648 | 116.8272 | 146.03 | 386,687 | 2005 | 2005 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 2238 HX Base Yr 2023




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

85140 AMAGANSETT DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 351,885 |
| TOTAL MARKET OB/XF VALUE | | 6,335 |
| TOTAL LAND VALUE - MARKET | | 127,500 |
| TOTAL MARKET VALUE | | 485,720 |
| SOH/AGL Deduction | | 1,580 |
| ASSESSED VALUE | | 484,140 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 434,140 |
| TOTAL JUST VALUE | | 485,720 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 470,039 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M09228 | MECH OTHER | 0 | 02/01/2005 |
| E14170 | ELEC OTHER | 2,000 | 02/01/2005 |
| B14097 | NEW CONSTR | 0 | 01/01/2005 |
| P0408844 | OTHER | 0 | 12/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2154/1018 | 10/27/2017 | WD | Q | I | 01 | 290,000 |
| GRANTOR: MCCORKLE JENNA D & TO | | | | | | |
| GRANTEE: ZIMMER SCOTT E & DO | | | | | | |
| 1332/0125 | 7/11/2005 | WD | Q | I | | 281,600 |
| GRANTOR: MORRISON HOMES INC | | | | | | |
| GRANTEE: MCCORKLE JENNA D & | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2005] N10W28S10E28$BAS=[YR=2005]
W28N10W22S43FGR=[YR=2005] S22E21N20
W2N5W8S3W11$E11N3E8S5E2S12 FOP=[YR=2005]
S4E8S2E10N6W2N3W6S3W10 $E10N3E6S3E13N47$.

## 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 | 2005 | 2005 | 3 | 89 | 3,115 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 720.00 | SF | 5.20 | 5.20 | 100 | 2005 | 2005 | 3 | 86 | 3,220 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,335

| 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 | 000135 | C | SFR CNSVTN | 100 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 127,500.00 | 127,500.00 | 127,500 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS