LOT 334
IN OR 1286/1966
NORTH HAMPTON PHASE 2 PB 6/328

ROFFLER TRENT W & MELISSA J
85186 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0334-0000

BUILDING CHARACTERISTICS

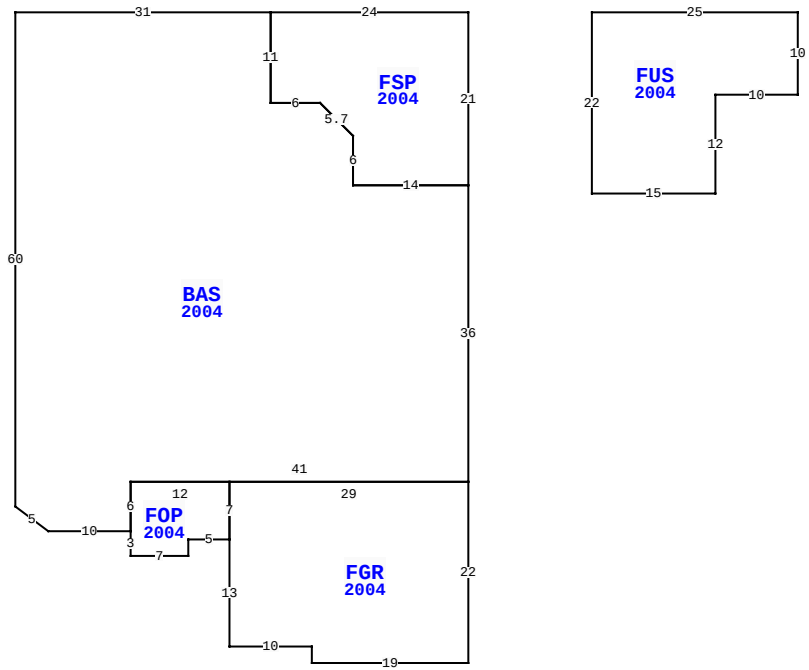
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,801	100	2,801	350,628
FGR	618	55	340	42,561
FOP	98	30	29	3,630
FSP	412	40	165	20,655
FUS	430	100	430	53,828
TOTALS	4,359		3,765	471,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,765	110.6595	138.32	520,775	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2005 Heated Area: 3231 HX Base Yr 2005



85186 AMAGANSETT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,301
TOTAL MARKET OB/XF VALUE		16,570
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		615,371
SOH/AGL Deduction		320,964
ASSESSED VALUE		294,407
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		244,407
TOTAL JUST VALUE		615,371
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1286/1966	1/11/2005	WD	U	I	21	340,400
GRANTOR: MORRISON HOMES INC						
GRANTEE: ROFFLER TRENT W & M						
1201/1764	1/15/2004	WD	U	V	19	147,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W24 BAS=[YR=2004] W31 S60 D3 R4 E10 FOP=[YR=2004] S3 E7 N2 E5 FGR=[YR=2004] S13 E10 S2 E19 N22 W29 S7$ N7 W12 S6$ N6 E41 N36 W14 N6 U4 L4 W6 N11$ S11 E6 D4 R4 S6 E14 N21$ PTR=E15 FUS=[YR=2004] E25 S10 W10 S12 W15 N22$ W15$.

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	2004	2004	3	88	3,080	
2	0855	CONC PAVER	0	100	0	0	1,061.00	SF	10.00	10.00	100	2022	2022	3	100	10,610	
3	0855	CONC PAVER	0	100	0	0	320.00	SF	10.00	10.00	100	2009	2009	3	90	2,880	

LAND DESCRIPTION

TOTAL OB/XF 16,570

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 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS