LOT 338
NORTH HAMPTON PHASE 2 PB 6/328

BUSCAINO VICTOR L III/MILES DEBRA K
85292 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0338-0000

BUILDING CHARACTERISTICS

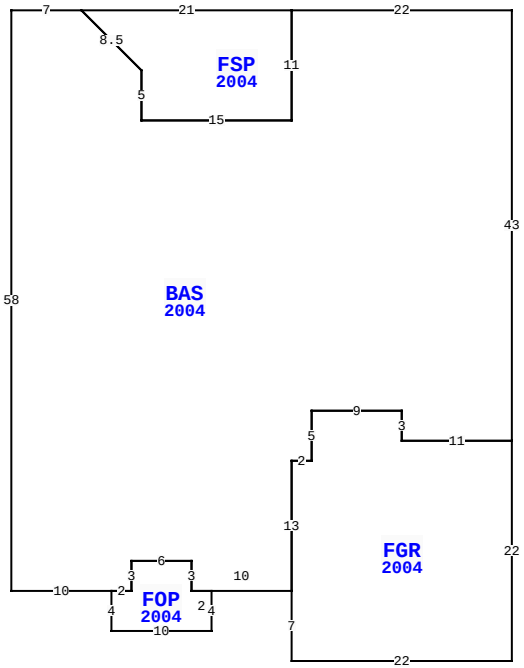
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,346	100	2,346	304,690
FGR	507	55	279	36,235
FOP	58	30	17	2,208
FSP	183	40	73	9,481
TOTALS	3,094		2,715	352,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,715	114.8112	143.51	389,630	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2024 Heated Area: 2346 HX Base Yr 2024



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

85292 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		352,615
TOTAL MARKET OB/XF VALUE		6,847
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		486,962
SOH/AGL Deduction		96,439
ASSESSED VALUE		390,523
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		340,523
TOTAL JUST VALUE		486,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		484,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0364006	NEW CONSTR	169,990	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/1374	1/27/2023	WD	Q	I	01	477,500
GRANTOR: NAWAZ MOIN & LALARUKH						
GRANTEE: BUSCAINO VICTOR L I						
1204/0960	1/28/2004	WD	Q	I		239,300
GRANTOR: MORRISON HOMES INC						
GRANTEE: NAWAZ MOIN & LALARU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2004] W21 D6 R6 S5 E15 N11$ S11 W15 N5 U6 L6 W7 S58 E10 FOP=[YR=2004] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E10 FGR=[YR=2004] S7 E22 N22 W11 N3 W9 S5 W2 S13$ N13 E2 N5 E9 S3 E11 N43$.

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	0810	CONCRETE A	0	100	0	0	690.00	SF	6.50	6.50	100	2004	2004	3	84	3,767	

LAND DESCRIPTION

TOTAL OB/XF 6,847

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 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 08/06/2024 BY SYS