



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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	2,379	100	2,379	313,713
FGR	647	55	356	46,945
FOP	48	30	14	1,846
FOP	450	30	135	17,802
PTO	253	5	13	1,714
TOTALS	3,777		2,897	382,020

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	100	0	0	1,129.00	SF	4.00	4.00	100	2004	2004	3	84	3,793	
3	0910	SCRN RM L	0	100	0	0	203.00	SF	15.00	15.00	100	2008	2008	3	35	1,066	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000141	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,897	116.5647	145.71	422,122	2004	2004	0	0	9.50	90.50
1 SNGL FAM - 100% - 2005											
Heated Area: 2379											
HX Base Yr 2005											

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

85319 AMAGANSETT DR, FERNANDINA BEACH											
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TOTAL OB/XF											
7,939											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		382,020	
TOTAL MARKET OB/XF VALUE		7,939	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		494,959	
SOH/AGL Deduction		250,153	
ASSESSED VALUE		244,806	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		194,806	
TOTAL JUST VALUE		494,959	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		478,130	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21266	SCREEN ROOM	3,676	04/01/2008
E19730	ELEC OTHER	1,200	08/01/2007
M13163	MECH OTHER	0	08/01/2007
B20040	ADDITION	33,900	06/01/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2632/627	4/18/2023	LE U	I	I	11
GRANTOR: BARROW ROBERT JR & SY					
GRANTEE: BARROW ROBERT L III					
1223/0526	4/16/2004	WD Q	I		266,100
GRANTOR: MORRISON HOMES INC					
GRANTEE: BARROW ROBERT L JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2007] W25 PTO=[YR=2008] W5 N7 W13 S16 BAS=[YR=2004] W7 S50 FGR=[YR=2004] S23 E19 N2 E10 N15 FOP=[YR=2004] E8 N6 W8 S6\$ N6 W29\$ E37 S8 E13 N49 W25 N9 W18\$ E18 N9\$ S18 E25 N18\$.											