LOT 346
IN OR 1641/1959
NORTH HAMPTON PHASE 2 PB 6/328

SCHERER JOHN W II
85237 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0346-0000

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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

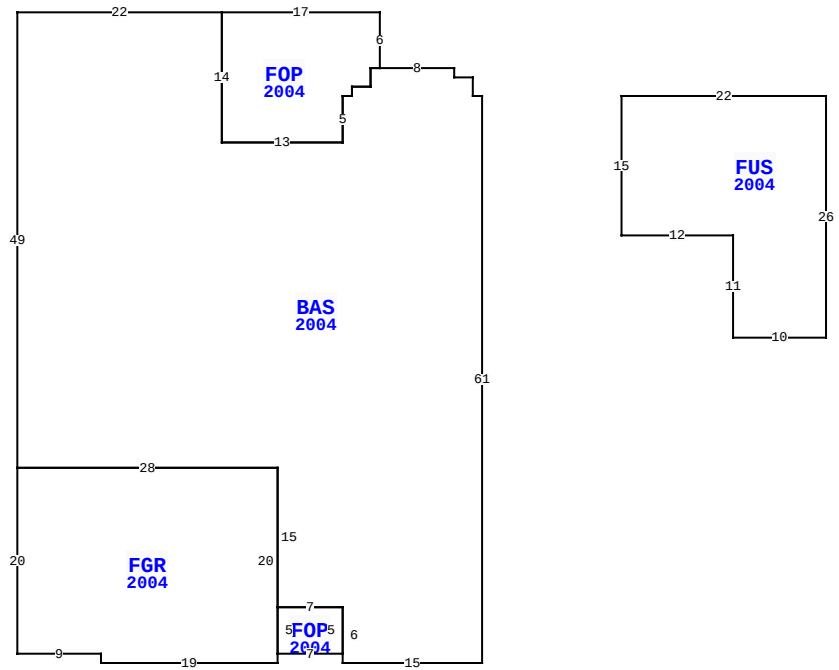
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,586	100	2,586	334,878
FGR	579	55	318	41,180
FOP	35	30	10	1,295
FOP	213	30	64	8,288
FUS	440	100	440	56,979
TOTALS	3,853		3,418	442,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,418	114.4710	143.09	489,082	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2015 Heated Area: 3026 HX Base Yr



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

85237 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		442,619
TOTAL MARKET OB/XF VALUE		16,838
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		564,457
SOH/AGL Deduction		3,047
ASSESSED VALUE		561,410
TOTAL EXEMPTION VALUE	13	561,410
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		564,457
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		545,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
X23151	REPAIR/RRF	2,793	12/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1641/1959	9/28/2009	WD	U	I	11	100
GRANTOR: LEE DAVID D & CLARA M						
GRANTEE: SCHERER JUDY B & JO						
1636/1991	8/28/2009	WD	Q	I	01	365,000
GRANTOR: LEE DAVID D & CLARA M						
GRANTEE: SCHERER JUDY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W1 N2 W2 N1 W8 FOP=[YR=2004] N6 W17 S14 E13 N5 E1 N1 E2 N2 E1 $ W1 S2 W2 S1 W1 S5 W13 N14 W22 S49 FGR=[YR=2004] S20 E9 S1 E19 N1 FOP=[YR=2004] E7 N5 W7 S5 $ N20 W28 $ E28 S15 E7 S6 E15 N61 $ PTR= E15 FUS=[YR=2004] E22 S26 W10 N11 W12 N15 $ 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	0812	CONCRETE C	0	100	0	0	1,037.00	SF	4.00	4.00	100	2004	2004	3	84	3,484	
3	0911	SCRN RM A	0	100	0	0	440.00	SF	17.50	17.50	100	2017	2017	3	78	6,006	
4	0855	CONC PAVER	0	100	0	0	440.00	SF	10.00	10.00	100	2017	2017	3	97	4,268	

LAND DESCRIPTION

TOTAL OB/XF 16,838

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	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 05/14/2021 BY NWX Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS