LOT 348
NORTH HAMPTON PHASE 2 PB 6/328

CASE DONALD V & TRACEY S
85211 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0348-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

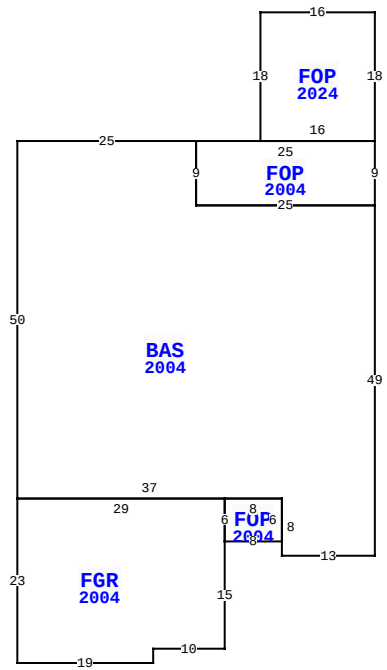
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	321,679
FGR	647	55	356	48,137
FOP	48	30	14	1,893
FOP	225	30	68	9,195
FOP	288	30	86	11,628
TOTALS	3,587		2,903	392,532

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,903	119.5257	149.41	433,737	2004	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2022 Heated Area: 2379 HX Base Yr 2022



85211 AMAGANSETT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		392,532
TOTAL MARKET OB/XF VALUE		91,612
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		589,144
SOH/AGL Deduction		87,179
ASSESSED VALUE		501,965
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		451,965
TOTAL JUST VALUE		589,144
NCON VALUE		86,683
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		486,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230002734	POOL SCRN ENCL		03/01/2023
23001888	SWIM POOL	96,803	02/13/2023
P0363705	NEW CONSTR	180,067	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2445/1400	3/22/2021	WD	Q	I	01	380,000
GRANTOR: RENWICK SCOTT C & DEB						
GRANTEE: CASE DONALD V & TRA						
2284/0097	6/19/2019	WD	Q	I	01	345,000
GRANTOR: SUTTON SAMUEL J & MEL						
GRANTEE: RENWICK SCOTT C & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=-25,0] W25 S50 E37 S8 E13 N49 W25 N9 $
FGR=[YR=2004;ORIG=-50,50] S23 E19 N2 E10 N15 N6 W29 $
FOP=[YR=2024;ORIG=0,0] W16 N18 E16 S18 $
FOP=[YR=2004;ORIG=0,0] W25 S9 E25 N9 $
FOP=[YR=2004;ORIG=-21,56] E8 N6 W8 S6 $
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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	0811	CONCRETE B	0	100	0	0	1,072.00	SF	5.20	5.20	100	2004	2004	3	84	4,682	
3	0855	CONC PAVER	0	100	0	0	238.00	SF	3.00	3.00	100	2004	2004	3	84	600	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		100	5,000	
6	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2024	2023		100	43,520	
7	0855	CONC PAVER	0	100	0	0	633.00	SF	10.00	10.00	100	2024	2023		100	6,330	
8	0912	SCRN RM G	0	100	0	0	1,145.00	SF	20.00	20.00	100	2024	2023		100	22,900	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 91,612

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 12/06/2023 BY NW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS