



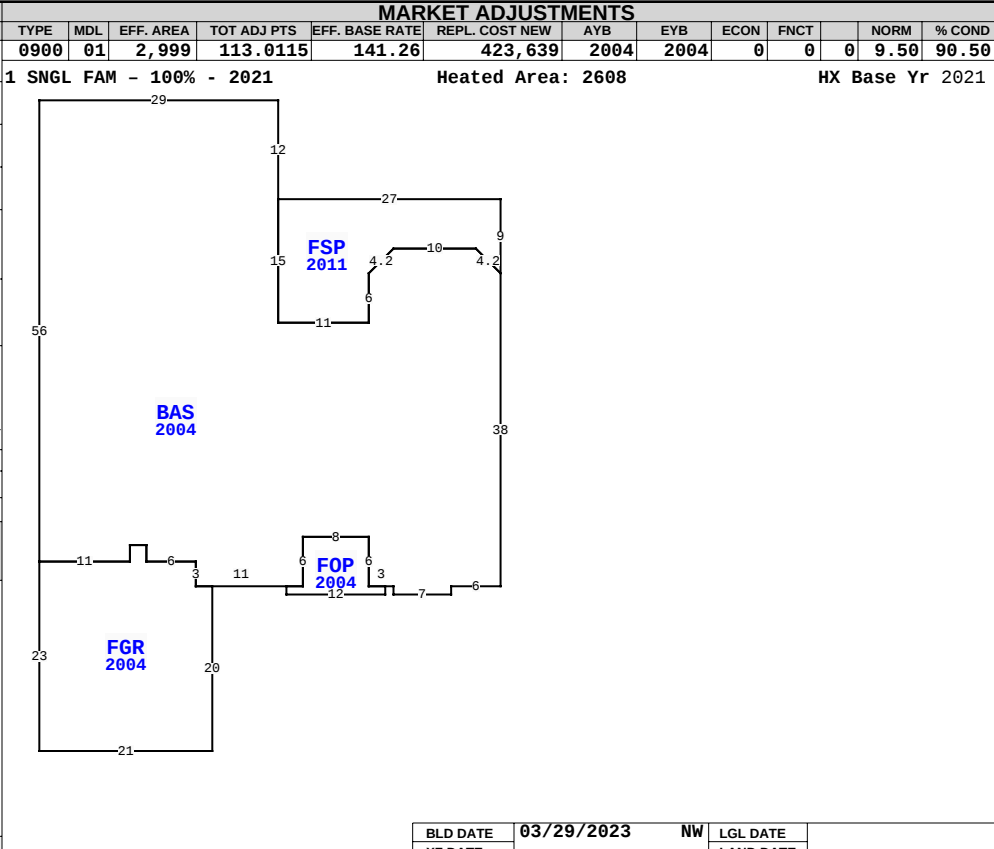
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	2,608	100	2,608	333,407
FGR	481	55	265	33,878
FOP	60	30	18	2,301
FSP	270	40	108	13,807
TOTALS	3,419		2,999	383,393

L N	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	1,165.00	SF	5.20	5.20	100	2004	2004	3	84	5,089	
3	0462	ST/AL FNC	0 100	0	0	664.00	SF	10.00	10.00	100	2004	2004	3	36	2,390	
4	0855	CONC PAVER	0 100	17	6	102.00	SF	10.00	10.00	100	2006	2006	3	87	887	

LAND DESCRIPTION			TOTAL OB/XF 11,446													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
85189 AMAGANSETT DR, FERNANDINA BEACH				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				383,393	
TOTAL MARKET OB/XF VALUE				11,446	
TOTAL LAND VALUE - MARKET				105,000	
TOTAL MARKET VALUE				499,839	
SOH/AGL Deduction				168,238	
ASSESSED VALUE				331,601	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				281,601	
TOTAL JUST VALUE				499,839	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				483,123	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311413	NEW CONSTR	199,990	07/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2624/1371	3/09/2023	LE	U	I	11	100
GRANTOR: GENOVESE PHILIP A JR						
GRANTEE: TAYLOR JOHN & MELIS						
2372/0500	6/29/2020	WD	Q	I	02	362,000
GRANTOR: SMITH JASON D & PAOLA						
GRANTEE: GENOVESE PHILIP A J						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
FSP=[YR=2011] W27 BAS=[YR=2004] N12 W29 S56 FGR=[YR=2004] S23 E21 N20 W2 N3 W6 N2 W2 S2 W11\$ E11 N2 E2 S2 E6 S3 E11 FOP=[YR=2004] S1 E12 N1 W2 N6 W8 S6 W2\$ E2 N6 E8 S6 E3 S1 E7 N1 E6 N38 U3 L3 W10 D3 L3 S6 W11 N15\$ S15 E11 N6 U3 R3 E10 D3 R3 N9\$.	