

LOT 355
IN OR 1483/1673
NORTH HAMPTON PHASE 2 PB 6/328

RIGNEY DAVID O
85031 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2024

12-2N-27-1460-0355-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	2,679	100	2,679	340,930
FGR	579	55	318	40,469
FOP	30	30	9	1,146
FOP	187	30	56	7,126
TOTALS	3,475		3,062	389,670

EXTRA FEATURES							
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0855	CONC PAVER	0	100	0	0	
3	0861	POOL GUNIT	0	100	30	14	
4	0911	SCRN RM A	0	100	42	26	
5	0857	SANDSTONE/	0	100	0	0	
6	0871	POOL HTR R	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000141	C	SFR GOLF B	100	

REVIEW DATE 12/16/2022 BY NW Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,062	113.1186	141.40	432,967	2003	2003	0	0	10.00	90.00

1 SNGL FAM - 100% - 2008

Heated Area: 2679

HX Base Yr 2008

The diagram shows a property layout with several distinct areas and their dimensions:

- BAS 2003**: The largest central area, with dimensions 67, 28, 19, 14, 16, 19, 9, 14, 13, 11, 4.2, 9, 16, 22, 49.
- FOP 2011**: A small area at the top left, with dimensions 4.2, 4.2, 14, 13.
- FGR 2003**: A rectangular area at the bottom right, with dimensions 14, 19, 28, 20.
- FOP 2003**: A small area at the bottom left, with dimensions 5, 6, 6, 5.

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION BY				STANDARD	
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE				389,670	
TOTAL MARKET OB/XF VALUE				79,222	
TOTAL LAND VALUE - MARKET				105,000	
TOTAL MARKET VALUE				573,892	
SOH/AGL Deduction				239,114	
ASSESSED VALUE				334,778	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				284,778	
TOTAL JUST VALUE				573,892	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				557,950	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002733	ADDITION	8,400	02/17/2022
21016568	SWIM POOL	88,425	11/30/2021
0311038	NEW CONSTR	197,923	04/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1483/1673	3/09/2007	WD	Q	I		380,000	
GRANTOR: MORRISON HOMES INC							
GRANTEE: RIGNEY DAVID O							
1106/0576	1/09/2003	WD	U	V	19	412,000	
GRANTOR: NORTH HAMPTON LLC							
GRANTEE: MORRISON HOMES INC							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2003] W22 FOP=[YR=2011] W16 D3 R3 S11 E13 N14\$ S14 W13 N11 U3 L3 W9 D3 L3 S67 E16 N2 FOP=[YR=2003] E6 FGR=[YR=2003] S2 E19 N1 E9 N20 W28 S19\$ N5 W6 S5\$ N5 E6 N14 E28 N49\$.	