



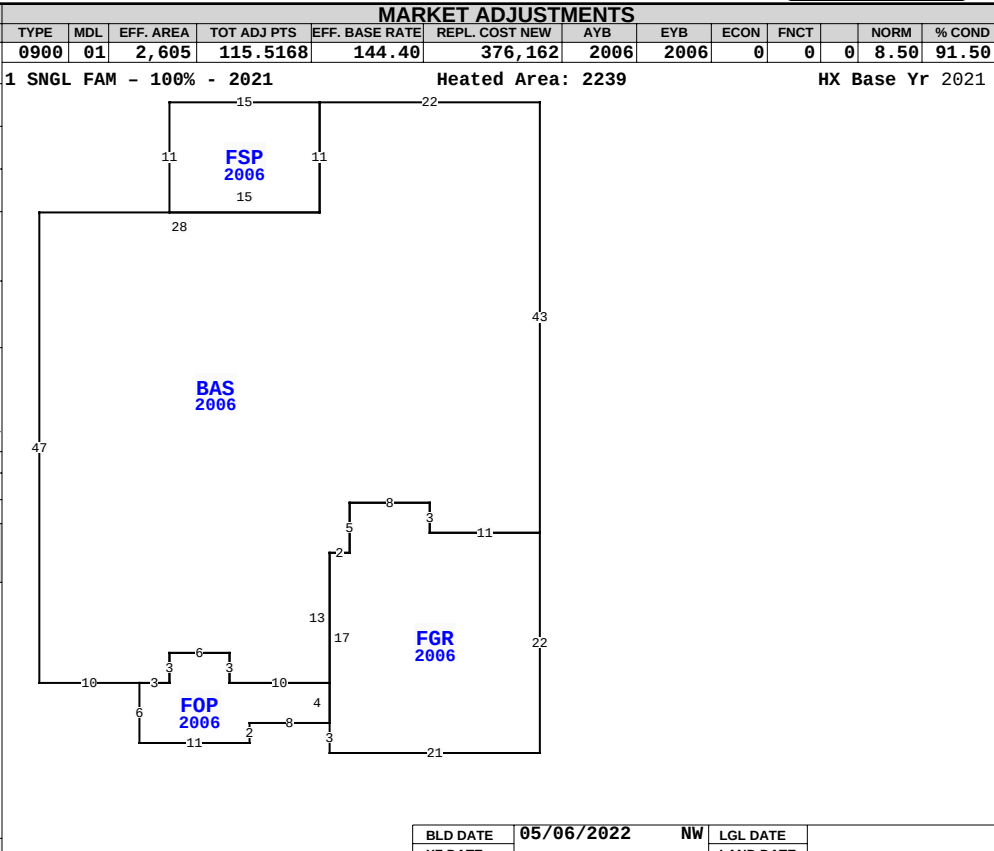
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2,239	100	2,239	295,830
FGR	482	55	265	35,013
FOP	116	30	35	4,624
FSP	165	40	66	8,720
TOTALS	3,002		2,605	344,188

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0855	CONC PAVER	0 100	0	0	722.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000141	C	SFR GOLF B	100		PUD	0.00	0.00	1.00



85079 AMAGANSETT DR, FERNANDINA BEACH					XF DATE		LAND DATE			
					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150	
722.00	SF	10.00	10.00	100	2021	2021	3	99	7,148	

TOTAL OB/XF									
10,298									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		344,188	
TOTAL MARKET OB/XF VALUE		10,298	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		459,486	
SOH/AGL Deduction		167,439	
ASSESSED VALUE		292,047	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		242,047	
TOTAL JUST VALUE		459,486	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		445,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E16574	ELEC OTHER	2,000	01/01/2006
M10826	MECH OTHER	0	12/01/2005
P10303	OTHER	0	11/01/2005
C15935	CO ISSUED	240,000	08/01/2005
R08150	REPAIR/RRF	5,000	08/01/2005
B15935	NEW CONSTR	240,000	08/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2357/1940	4/21/2020	WD	Q	I	01
GRANTOR: SERRIAN SAMUEL A & PH					
GRANTEE: BERNI NICOLA & BARB					
1835/0084	12/13/2012	WD	Q	I	02
GRANTOR: DEUTSCHE BANK NATIONA					
GRANTEE: SERRIAN SAMUEL A &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2006] W22 FSP=[YR=2006] W15 S11 E15 N11\$ S11 W28 S47 E10 FOP=[YR=2006] S6 E11 N2 E8 FGR=[YR=2006] S3 E21 N22 W11 N3 W8 S5 W2 S17 \$ N4 W10 N3 W6 S3 W3\$ E3 N3 E6 S3 E10 N13 E2 N5 E8 S3 E11 N43 \$.					