

LOT 2
IN OR 1430/80
NORTH HAMPTON #2A PB 7/11

CRUMPTON JEFFREY S & CAROLINE M
85091 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8712

2024

13-2N-27-146A-0002-0000



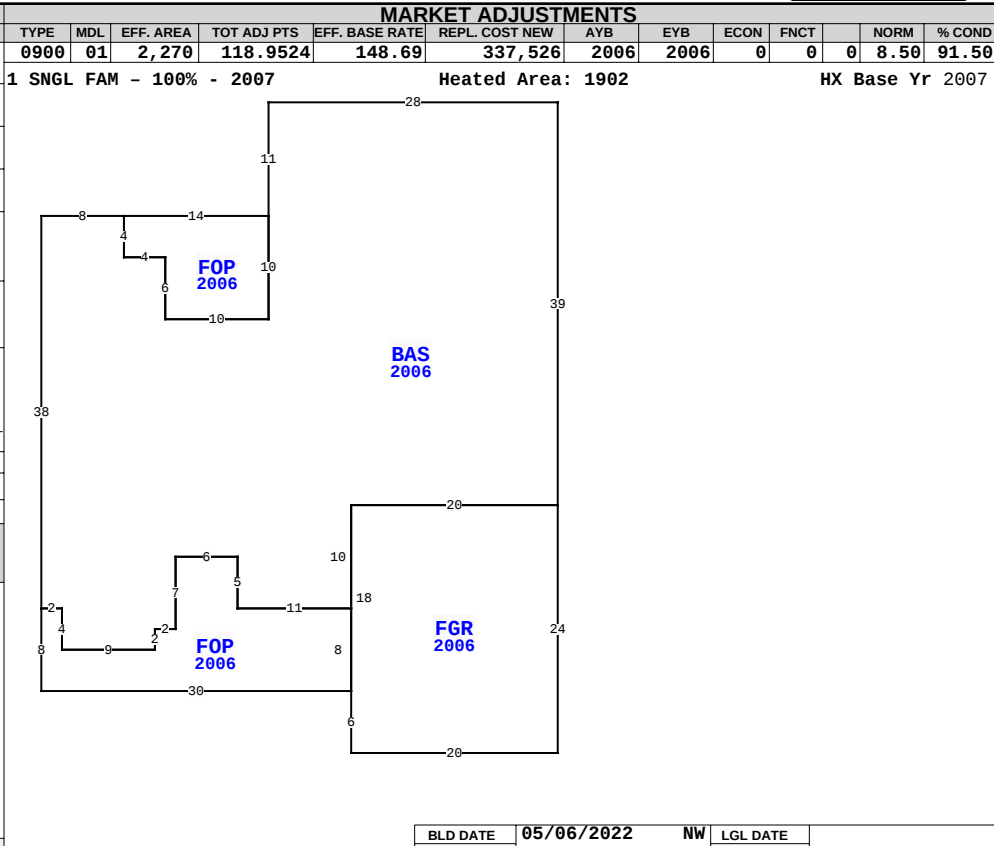
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	11 CLAY TILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	3 100
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	1,902	100	1,902	258,769
FGR	480	55	264	35,917
FOP	116	30	35	4,762
FOP	230	30	69	9,388
TOTALS	2,728		2,270	308,836

TOTALS		2,128		2,270		308,836	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	100	0	0	
2	0811	CONCRETE B	0	100	0	0	
3	0855	CONC PAVER	0	100	0	0	

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



85091 AMAGANSETT DR, FERNANDINA BEACH													
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		308,836	
TOTAL MARKET OB/XF VALUE		8,376	
TOTAL LAND VALUE - MARKET		105,000	
TOTAL MARKET VALUE		422,212	
SOH/AGL Deduction		218,791	
ASSESSED VALUE		203,421	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		153,421	
TOTAL JUST VALUE		422,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		406,567	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P11169	OTHER	0	05/01/2006
M11299	MECH OTHER	0	03/01/2006
E16792	ELEC OTHER	2,000	02/01/2006
P10725	OTHER	0	02/01/2006
C17067	CO ISSUED	230,000	01/01/2006
R08874	REPAIR/RRF	5,000	01/01/2006

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1430/0080	7/24/2006	WD	Q	I		332,900			
GRANTOR:MORRISON HOMES INC									
GRANTEE:CRUMPTON JEFFREY &									
1285/0999	1/04/2005	WD	U	V	19	330,000			
GRANTOR:NORTH HAMPTON LLC									
GRANTEE:MORRISON HOMES INC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W28 S11 FOP=[YR=2006] W14 S4 E4 S6 E10 N10\$ S10 W10 N6 W4 N4 W8 S38 FOP=[YR=2006] S8 E30 FGR=[YR=2006] S6 E20 N24 W20 S18\$ N8 W11 N5 W6 S7 W2 S2 W9 N4 W2\$ E2 S4 E9 N2 E2 N7 E6 S5 E11 N10 E20 N39\$.									