



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	15	HARDTILE 70
Interior Floor	14	CARPET 30
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	2,363	100	2,363	341,446
FGR	480	55	264	38,147
FOP	121	30	36	5,202
FOP	183	30	55	7,948
TOTALS	3,147		2,718	392,742

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	100	50	16	800.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	22	3	66.00	SF	6.50	6.50	
4	0911	SCRN RM A	0	100	27	38	1,026.00	SF	17.50	17.50	
5	0845	KOOL DECK	0	100	0	0	716.00	SF	7.25	7.25	
6	0861	POOL GUNIT	0	100	0	0	310.00	SF	85.00	85.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,718	122.9760	153.72	417,811	2006	2011	0	0	6.00	94.00
1 SNGL FAM - 100% - 2020 Heated Area: 2363 HX Base Yr 2020											
85103 AMAGANSETT DR, FERNANDINA BEACH											

BLD DATE	05/06/2022	NW	LGL DATE	
XF DATE	10/04/2007	RK	LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			392,742
TOTAL MARKET OB/XF VALUE			30,829
TOTAL LAND VALUE - MARKET			105,000
TOTAL MARKET VALUE			528,571
SOH/AGL Deduction			198,788
ASSESSED VALUE			329,783
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			279,783
TOTAL JUST VALUE			528,571
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			518,553

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007941	REPAIR/RRF	0	09/22/2020
B18708	SWIM POOL	43,950	10/01/2006
P11168	OTHER	0	05/01/2006
E16578	ELEC OTHER	2,000	01/01/2006
M10825	MECH OTHER	0	12/01/2005
P10304	OTHER	0	11/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2283/1586	5/23/2019	SW	U	I	12
GRANTOR:PRETIUM MTG ACQUISITI					
GRANTEE: DEATON JERRY MARK &					
2255/1786	2/15/2019	QC	U	I	11
GRANTOR:FEDERAL NATIONAL MTG					
GRANTEE:PRETIUM MTG ACQUISI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W7 FOP=[YR=2006] W21 S11 E15 N5 R6 U6 \$ D6 L6 S5 W15 N11 W22 S43 FGR=[YR=2006] S22 E21 N2 FOP=[YR=2006] E20 N5 W3 N3 W7 S3 W10 S5\$ N17 W2 N6 W8 S3 W11\$ E11 N3 E8 S6 E2 S12 E10 N3 E7 S3 E12 N58\$.											