LOT 272
IN OR 2031/1235
NORTH HAMPTON PHASE 1 PB 6/215

AMOS ALLAN A JR & QUEEN E
85012 WAINSCOTT CT
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0272-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

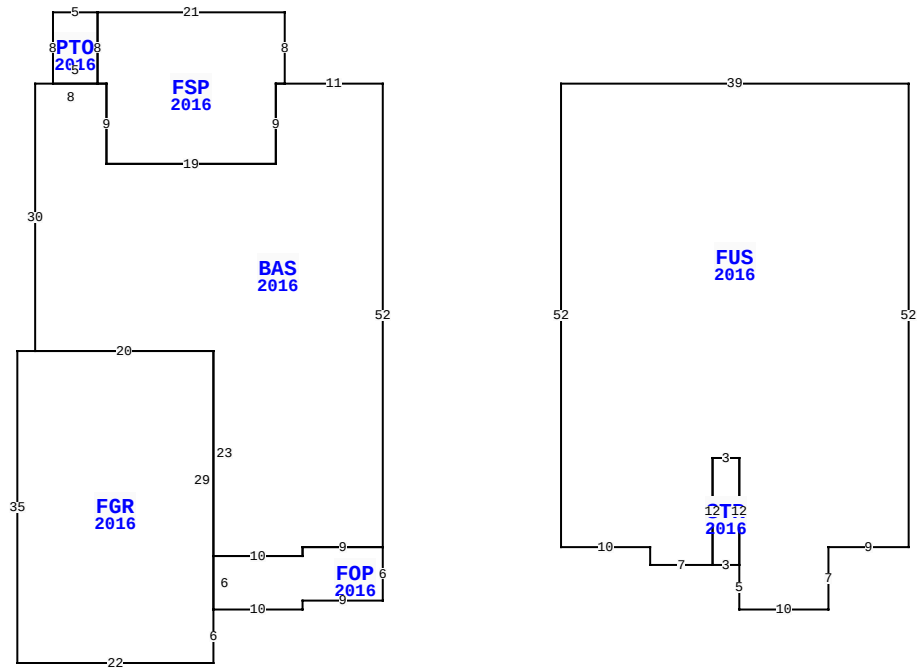
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4043.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,427	100	2016	1,427	187,266
FGR	770	55	2016	424	55,642
FOP	114	30	2016	34	4,462
FSP	339	40	2016	136	17,848
FUS	2,082	100	2016	2,082	273,221
PTO	40	5	2016	2	262
STR	36	10	2016	4	525
TOTALS	4,808			4,109	539,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,109	103.0260	135.99	558,783	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 3509 HX Base Yr



85012 WAINSCOTT CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		539,226
TOTAL MARKET OB/XF VALUE		11,152
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		677,878
SOH/AGL Deduction		285,434
ASSESSED VALUE		392,444
TOTAL EXEMPTION VALUE	13	392,444
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		677,878
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		652,049

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531164	CO ISSUED	0	02/29/2016
B1531164	NEW CONSTR	439,682	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2031/1235	2/26/2016	WD	Q	I	01	355,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AMOS ALLAN A JR & Q						
1993/1846	7/23/2015	WD	U	V	30	110,000
GRANTOR: DFH LAND LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W11 FSP=[YR=2016] N8 W21 PTO=[YR=2016] W5 S8 E5 N8$ S8 E1 S9 E19 N9 E1$ W1 S9 W19 N9 W8 S30 FGR=[YR=2016] W2 S35 E22 N6 FOP=[YR=2016] E10 N1 E9 N6 W9 S1 W10 S6$ N29 W20$ E20 S23 E10 N1 E9 N52$ PTR= E20 FUS=[YR=2016] E39 S52 W9 S7 W10 N5 STR=[YR=2016] W3 N12 E3 S12$ N12 W3 S12 W7 N2 W10 N52$ W20$.

EXTRA FEATURES

LN	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	0810	CONCRETE A	0	100	44	3	132.00	SF	6.50	6.50	100	2016	2016	3	95	815	
2	0810	CONCRETE A	0	100	0	0	712.00	SF	6.50	6.50	100	2016	2016	3	95	4,397	
3	0855	CONC PAVER	0	100	0	0	600.00	SF	10.00	10.00	100	2022	2022	3	99	5,940	

LAND DESCRIPTION

TOTAL OB/XF 11,152

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS