LOT 322
IN OR 1290/1918
NORTH HAMPTON PHASE 2 PB 6/328

ELLINGHAUSEN ROBERT
85040 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0322-0000

BUILDING CHARACTERISTICS

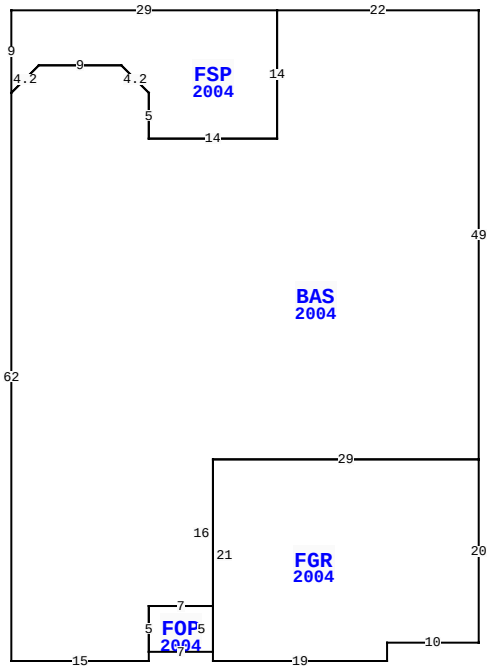
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,646	100	2004	2,646	355,591
FGR	618	55	2004	340	45,692
FOP	35	30	2004	10	1,344
FSP	295	40	2004	118	15,858
TOTALS	3,594			3,114	418,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,114	113.1186	149.32	464,982	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2646 HX Base Yr 2005



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

85040 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		418,484
TOTAL MARKET OB/XF VALUE		7,439
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		553,423
SOH/AGL Deduction		293,510
ASSESSED VALUE		259,913
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		204,191
TOTAL JUST VALUE		553,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		533,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413732	NEW CONSTR	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1290/1918	1/27/2005	WD	U	I	21	297,000
GRANTOR: MORRISON HOMES INC						
GRANTEE: ELLINGHAUSEN ROBERT						
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=2004] W22 FSP=[YR=2004] W29 S9 U3 R3 E9 D3 R3 S5 E14 N14$ S14 W14 N5 U3 L3 W9 D3 L3 S62 E15 N1
FOP=[YR=2004] E7 FGR=[YR=2004] S1 E19 N2 E10 N20 W29 S21$ N5 W7 S5$ N5 E7 N16 E29 N49$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,018.00	SF	5.20	5.20	100	2004	2004	3	83	4,394	

LAND DESCRIPTION

TOTAL OB/XF 7,439

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