LOT 323
IN OR 1287/115
NORTH HAMPTON PHASE 2 PB 6/328

KETTLES LLOYD CHRISTOPHER EST
C/O SHARAN S KETTLES, 85054 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0323-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

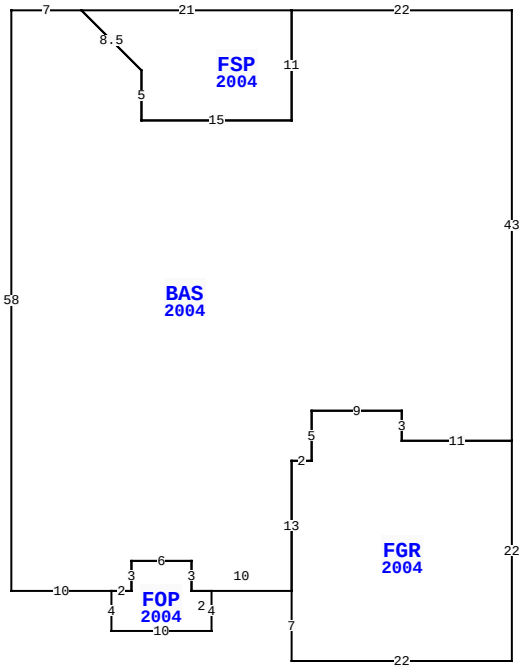
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100	2004	2,346	325,599
FGR	507	55	2004	279	38,723
FOP	58	30	2004	17	2,360
FSP	183	40	2004	73	10,131
TOTALS	3,094			2,715	376,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,715	116.8272	154.21	418,680	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 0% - 0 Heated Area: 2346 HX Base Yr



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

85054 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	376,812
TOTAL MARKET OB/XF VALUE	15,375
TOTAL LAND VALUE - MARKET	127,500
TOTAL MARKET VALUE	519,687
SOH/AGL Deduction	101,995
ASSESSED VALUE	417,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	417,692
TOTAL JUST VALUE	519,687
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1287/0115	1/11/2005	WD	U	I	21	280,800
GRANTOR: MORRISON HOMES INC						
GRANTEE: KETTLES LLOYD CHRIS						
1110/1837	1/31/2003	WD	U	V	19	406,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2004] W21 D6 R6 S5 E15 N11$ S11 W15 N5 U6 L6 W7 S58 E10 FOP=[YR=2004] S4 E10 N4 W2 N3 W6 S3 W2$ E2 N3 E6 S3 E10 FGR=[YR=2004] S7 E22 N22 W11 N3 W9 S5 W2 S13$ N13 E2 N5 E9 S3 E11 N43$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0810	CONCRETE A	0	0	0	0	688.00	SF	6.50	6.50	100	2004	2004	3	83	3,712	
3	0911	SCRN RM A	0	0	14	24	336.00	SF	17.50	17.50	100	2021	2021	3	90	5,292	
4	0855	CONC PAVER	0	0	14	24	336.00	SF	10.00	10.00	100	2021	2021	3	99	3,326	

LAND DESCRIPTION

TOTAL OB/XF 15,375

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	0		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