LOT 325
NORTH HAMPTON PHASE 2 PB 6/328

COOPER KIMBERLY D
85076 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0325-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

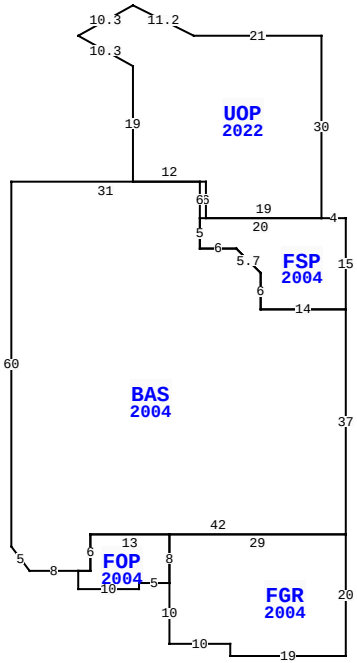
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,850	100	2004	2,850	397,062
FGR	560	55	2004	308	42,910
FOP	118	30	2004	35	4,876
FSP	268	40	2004	107	14,908
UOP	928	20	2022	186	25,914
TOTALS	4,724			3,486	485,670

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,486	117.2724	154.80	539,633	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2021 Heated Area: 2850 HX Base Yr 2021



85076 AMAGANSETT DR, 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		485,670
TOTAL MARKET OB/XF VALUE		6,597
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		619,767
SOH/AGL Deduction		224,118
ASSESSED VALUE		395,649
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		344,927
TOTAL JUST VALUE		619,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311484	NEW CONSTR	209,970	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2369/1873	6/17/2020	WD	Q	I	01	390,000
GRANTOR: TRUCKENBROD GREG A &						
GRANTEE: COOPER KIMBERLY D						
1790/0823	4/23/2012	WD	Q	I	02	240,000
GRANTOR: DEISEN MANUEL & SHANN						
GRANTEE: TRUCKENBROD GREG A						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,070.00	SF	4.00	4.00	100	2004	2004	3	83	3,552	

BUILDING DIMENSIONS

FSP=[YR=2004] W4 UOP=[YR=2022] N30 W21 U5 L10 L9 D5 D5 R9 S19 E12 S6 E19$W20 BAS=[YR=2004] N6 W31 S60 D4 R3 E8 FOP=[YR=2004] S3 E10 N1 E5 FGR=[YR=2004] S10 E10 S2 E19 N20 W29 S8$ N8 W13 S6 W2$ E2 N6 E42 N37 W14 N6 U4 L4 W6 N5$ S5 E6 D4 R4 S6 E14 N15$.

LAND DESCRIPTION

TOTAL OB/XF 6,597

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