LOT 331
IN OR 2061/1633
NORTH HAMPTON PHASE 2 PB 6/328

ATCHISON PAMELA A
85150 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0331-0000

BUILDING CHARACTERISTICS

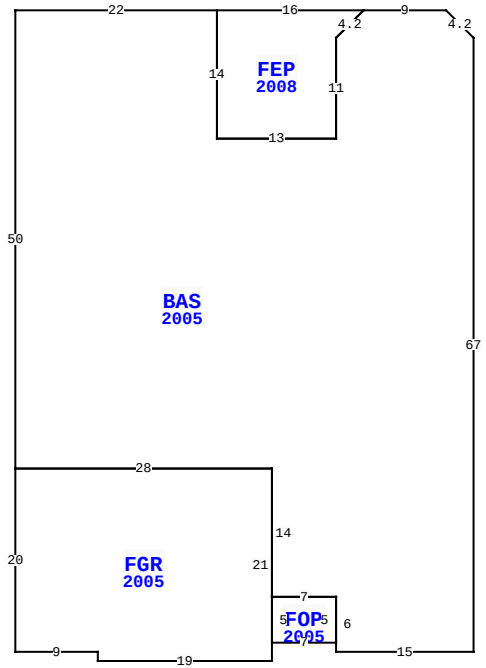
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		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	2,707	100	2005	2,707	369,558
FEP	187	80	2008	150	20,478
FGR	579	55	2005	318	43,413
FOP	35	30	2005	10	1,366
TOTALS	3,508			3,185	434,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,185	114.2778	150.85	480,457	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2017 Heated Area: 2707 HX Base Yr 2017



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

85150 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		434,814
TOTAL MARKET OB/XF VALUE		6,773
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		569,087
SOH/AGL Deduction		241,988
ASSESSED VALUE		327,099
TOTAL EXEMPTION VALUE	VX HX HB WX	60,722
BASE TAXABLE VALUE		266,377
TOTAL JUST VALUE		569,087
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		548,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21071	GLASS SUNROOM	9,702	02/01/2008
R14171	ELEC OTHER	2,000	02/01/2005
B13745	NEW CONSTR	0	01/01/2005
M0409069	H/AC	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2061/1633	7/29/2016	WD	Q	I	01	325,000
GRANTOR: WARNER LAWRENCE C & B						
GRANTEE: ATCHISON JAMES R &						
1468/0274	12/28/2006	WD	Q	I		375,000
GRANTOR: LANGES AARON & AMANDA						
GRANTEE: WARNER LAWRENCE C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] L3 U3 W9 FEP=[YR=2008] W16 S14 E13 N11 R3 U3 $ D3 L3 S11 W13 N14 W22 S50 FGR=[YR=2005] S20 E9 S1 E19 N21 W28$ E28 S14 FOP=[YR=2005] S5 E7 N5 W7$ E7 S6 E15 N67$.

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	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,099.00	SF	4.00	4.00	100	2005	2005	3	84	3,693	

LAND DESCRIPTION

TOTAL OB/XF 6,773

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 11/22/2019 BY TWA Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS