

WEIR JUSTIN CHRISTOPHER
85162 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034-8711

12-2N-27-1460-0332-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT			CD	CONSTRUCTION			VALUATION SUMMARY										PAGE 1 of 1		4																	
Exterior Wall			16	WD FR STUC 90			0900	01	2,761	116.3232	153.55	423,952	2003	2003	0	0	0	10.50	89.50	VALUATION BY					STANDARD											
Exterior Wall			21	STONE 10			1 SNGL FAM - 100% - 2023										Heated Area: 2397					HX Base Yr 2023					Tax Group: 4					Tax Dist:				
Roof Structure			08	IRREGULAR 100													BUILDING MARKET VALUE					379,437														
Roof Cover			03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE					6,063														
Interior Wall			05	DRYWALL 100													TOTAL LAND VALUE - MARKET					127,500														
Interior Floor			11	CLAY TILE 50													TOTAL MARKET VALUE					513,000														
Interior Floor			14	CARPET 50													SOH/AGL Deduction					5,478														
Air Condition			03	CENTRAL 100													ASSESSED VALUE					507,522														
Heating Type			04	AIR DUCTED 100													TOTAL EXEMPTION VALUE					HX HB 50,722														
Bedrooms			4	100													BASE TAXABLE VALUE					456,800														
Bathrooms			2	100													TOTAL JUST VALUE					513,000														
Frame Stories			02	WOOD FRAME 100													NCON VALUE					0														
Units			1.	1. 100			INCOME VALUE																													
Occupancy			00	NONE 100			PREVIOUS YEAR MKT VALUE					494,939																								
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	2,397	100	2003	2,397	329,413																															
FGR	442	55	2003	243	33,395																															
FOP	56	30	2003	17	2,336																															
FSP	260	40	2004	104	14,292																															
TOTALS			3,155			2,761	379,437																													
EXTRA FEATURES			85162 AMAGANSETT DR, FERNANDINA BEACH										BLD DATE 03/29/2023 NW					LGL DATE																		
													XF DATE					LAND DATE																		
													INC DATE					AG DATE																		
L N	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	0811	CONCRETE B	0 100	0	0	716.00	SF	5.20	5.20	100	2003	2003	3	82	3,053																					
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010																					