LOT 333
IN OR 1977/1469
NORTH HAMPTON PHASE 2 PB 6/328

CLOSS HOWARD J & ANN K
85176 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0333-0000

BUILDING CHARACTERISTICS

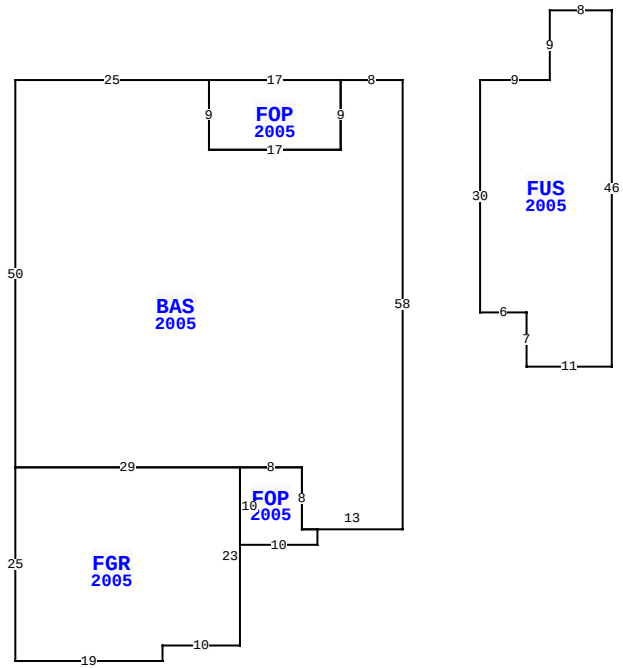
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,451	100	2005	2,451	320,679
FGR	705	55	2005	388	50,764
FOP	84	30	2005	25	3,271
FOP	153	30	2005	46	6,018
FUS	659	100	2005	659	86,221
TOTALS	4,052			3,569	466,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,569	109.5255	144.57	515,970	2005	2005	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2016 Heated Area: 3110 HX Base Yr 2016



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

85176 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		466,953
TOTAL MARKET OB/XF VALUE		7,509
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		601,962
SOH/AGL Deduction		258,738
ASSESSED VALUE		343,224
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,502
TOTAL JUST VALUE		601,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E14165	ELEC OTHER	2,000	02/01/2005
M09155	MECH OTHER	0	02/01/2005
B14100	NEW CONSTR	0	01/01/2005
P0408819	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1977/1469	4/24/2015	WD	U	I	38	251,000
GRANTOR: FOMBY MATTHEW R & SUS						
GRANTEE: CLOSS HOWARD J & AN						
1456/1468	11/03/2006	WD	Q	I		428,300
GRANTOR: NOVAK JENNIFER TRUSTE						
GRANTEE: FOMBY MATTHEW R & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W8FOP=[YR=2005] W17S9E17N9$
S9W17N9W25S50FGR=[YR=2005] S25E19N2
E10N23W29$E29FOP=[YR=2005] S10E10N2 W2N8W8$E8S8E13N58$
PTR=E10 FUS=[YR=2005] E9 N9 E8 S46 W11 N7 W6 N30 $ W10 $.

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	0811	CONCRETE B	0	100	0	0	1,014.00	SF	5.20	5.20	100	2005	2005	3	84	4,429	

LAND DESCRIPTION

TOTAL OB/XF 7,509

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