

LOT 334
IN OR 1286/1966
NORTH HAMPTON PHASE 2 PB 6/328

ROFFLER TRENT W & MELISSA J
85186 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0334-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,801	100	2004	2,801	368,228
FGR	618	55	2004	340	44,698
FOP	98	30	2004	29	3,812
FSP	412	40	2004	165	21,692
FUS	430	100	2004	430	56,529
TOTALS	4,359			3,765	494,959

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0855	CONC PAVER
3	0855	CONC PAVER

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,765	110.6595	146.07	549,954	2004	2004	0	0	0	10.00
1 SNGL FAM - 100% - 2005											
Heated Area: 3231											
HX Base Yr 2005											
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	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	0855	CONC PAVER	0	100	0	0	1,061.00	SF	10.00	10.00	100	2022	2022	3	99	10,504	
3	0855	CONC PAVER	0	100	0	0	320.00	SF	10.00	10.00	100	2009	2009	3	89	2,848	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY					STANDARD														
Tax Group: 4					Tax Dist:														
BUILDING MARKET VALUE					494,959														
TOTAL MARKET OB/XF VALUE					16,397														
TOTAL LAND VALUE - MARKET					127,500														
TOTAL MARKET VALUE					638,856														
SOH/AGL Deduction					335,911														
ASSESSED VALUE					302,945														
TOTAL EXEMPTION VALUE					50,722														
BASE TAXABLE VALUE					252,223														
TOTAL JUST VALUE					638,856														
NCON VALUE					0														
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE					615,371														

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1286/1966	1/11/2005	WD	U	I	21	340,400	
GRANTOR:MORRISON HOMES INC							
GRANTEE:ROFFLER TRENT W & M							
1201/1764	1/15/2004	WD	U	V	19	147,000	
GRANTOR:NORTH HAMPTON LLC							
GRANTEE:MORRISON HOMES INC							

BUILDING NOTES									

BUILDING DIMENSIONS									
FSP=[YR=2004] W24 BAS=[YR=2004] W31 S60 D3 R4 E10 FOP=[YR=2004] S3 E7 N2 E5 FGR=[YR=2004] S13 E10 S2 E19 N22 W29 S7\$ N7 W12 S6\$ N6 E41 N36 W14 N6 U4 L4 W6 N11\$ S11 E6 D4 R4 S6 E14 N21\$ PTR=E15 FUS=[YR=2004] E25 S10 W10 S12 W15 N22\$ W15\$.									