

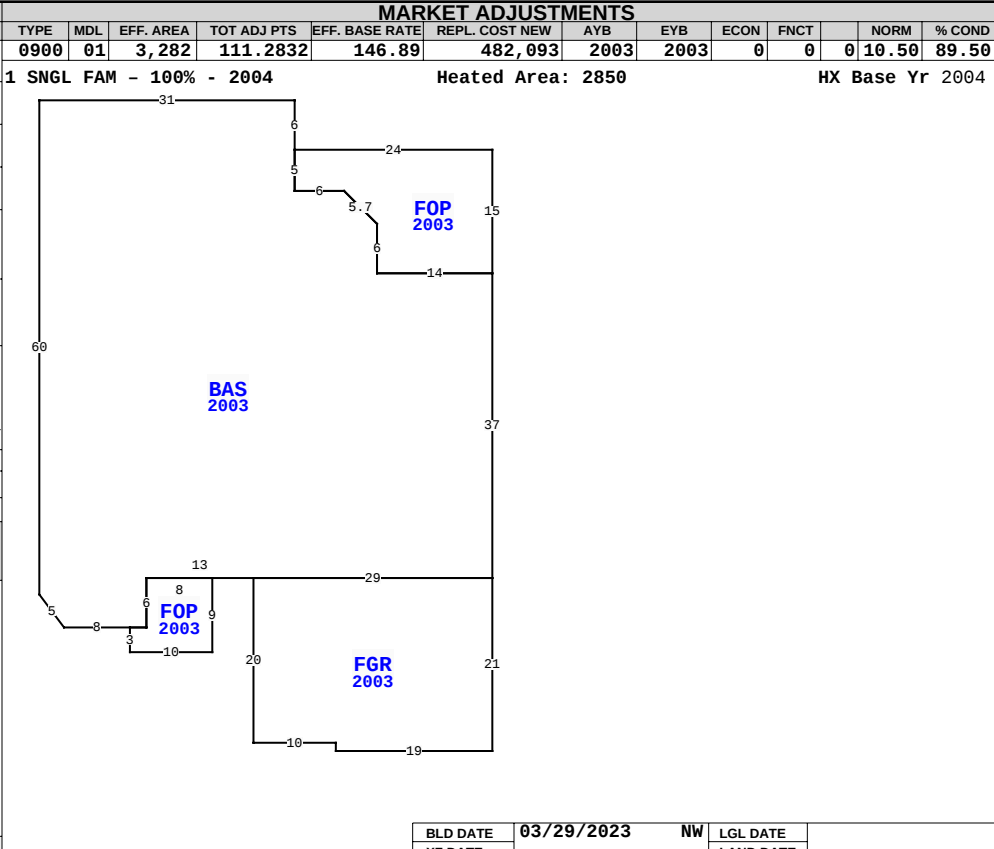


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
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	2003	2,850	374,680
FGR	599	55	2003	329	43,253
FOP	78	30	2003	23	3,023
FOP	268	30	2003	80	10,517
TOTALS	3,795			3,282	431,473

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0810	CONCRETE A	0	100	0	0	738.00	SF	6.50



85258 AMAGANSETT DR, FERNANDINA BEACH				XF DATE				LAND DATE		
				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
738.00	SF	6.50	6.50	100	2003	2003	3	82	3,934	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		431,473	
TOTAL MARKET OB/XF VALUE		6,944	
TOTAL LAND VALUE - MARKET		127,500	
TOTAL MARKET VALUE		565,917	
SOH/AGL Deduction		298,984	
ASSESSED VALUE		266,933	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		216,211	
TOTAL JUST VALUE		565,917	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		545,400	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0363680	NEW CONSTR	209,701	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2367/0978	6/09/2020	LE	U	I	11	100
GRANTOR: WEEKS DONALD R & JENN						
GRANTEE: WEEKS FAMILY TRUST						
1205/0221	2/02/2004	WD	U	I	21	301,700
GRANTOR: MORRISON HOMES INC						
GRANTEE: WEEKS DONALD R & JE						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
FOP=[YR=2003] W24 BAS=[YR=2003] N6 W31 S60 D4 R3 E8 FOP=[YR=2003] S3 E10 N9 W8 S6 W2\$ E2 N6 E13 FGR=[YR=2003] S20 E10 S1 E19 N21 W29\$ E29 N37 W14 N6 U4 L4 W6 N5\$ S5 E6 D4 R4 S6 E14 N15\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	RES NATURAL	100		PUD	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	127,500.00	127,500.00	127,500		