LOT 336
IN OR 1204/934
NORTH HAMPTON PHASE 2 PB 6/328

JENKINS DAVID W & ELLEN W
85268 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0336-0000

BUILDING CHARACTERISTICS

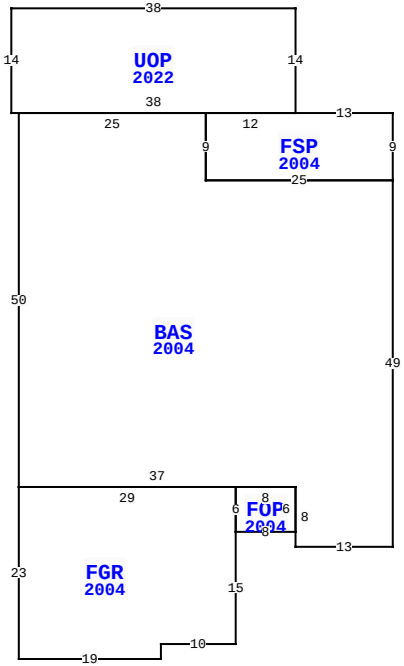
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,379	100	2004	2,379	334,083
FGR	647	55	2004	356	49,993
FOP	48	30	2004	14	1,966
FSP	225	40	2004	90	12,639
UOP	532	20	2022	106	14,886
TOTALS	3,831			2,945	413,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,945	114.3933	151.00	444,695	2004	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2022 Heated Area: 2379 HX Base Yr 2022



85268 AMAGANSETT DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		413,566
TOTAL MARKET OB/XF VALUE		7,672
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		548,738
SOH/AGL Deduction		113,858
ASSESSED VALUE		434,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		384,158
TOTAL JUST VALUE		548,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-1738	REPLACE WINDOWS	44,307	02/13/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0934	1/28/2004	WD	Q	I		247,200
GRANTOR: MORRISON HOMES INC						
GRANTEE: JENKINS DAVID & ELL						
1154/1626	7/18/2003	WD	U	V	19	400,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2004] W13 UOP=[YR=2022] N14 W38 S14 E38$ W12
BAS=[YR=2004] W25 S50 FGR=[YR=2004] S23 E19 N2 E10 N15
FOP=[YR=2004] E8 N6 W8 S6$ N6 W29$ E37 S8 E13 N49 W25 N9$ S9
E25 N9$.

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	2004	2004	3	87	3,045	
2	0811	CONCRETE B	0	100	0	0	1,072.00	SF	5.20	5.20	100	2004	2004	3	83	4,627	

LAND DESCRIPTION

TOTAL OB/XF 7,672

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 07/02/2024 BY KWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS