LOT 337
IN OR 1994/405
NORTH HAMPTON PHASE 2 PB 6/328

WALLER JAMES H & KAREN S
85282 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0337-0000

BUILDING CHARACTERISTICS

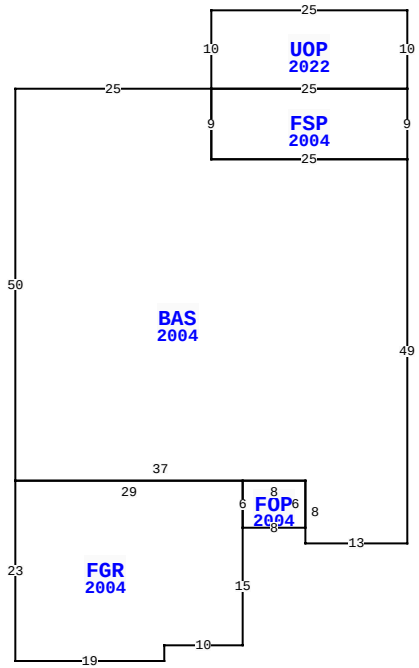
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	330,565
FGR	647	55	2004	356	49,467
FOP	48	30	2004	14	1,945
FSP	225	40	2004	90	12,506
UOP	250	20	2022	50	6,948
TOTALS	3,549			2,889	401,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,889	116.9595	154.39	446,033	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2016 Heated Area: 2379 HX Base Yr 2016



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

85282 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,430
TOTAL MARKET OB/XF VALUE		7,767
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		536,697
SOH/AGL Deduction		212,068
ASSESSED VALUE		324,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		273,907
TOTAL JUST VALUE		536,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		517,606

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/0405	7/24/2015	WD	Q	I	01	289,000
GRANTOR: PICKETT JAMES W & KAT						
GRANTEE: WALLER JAMES H & KA						
1783/0298	3/12/2012	WD	Q	I	02	230,000
GRANTOR: BOWIE DEBORAH L						
GRANTEE: PICKETT JAMES W & K						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2022] N10 W25 S10 E25$ FSP=[YR=2004] W25
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	1,094.00	SF	5.20	5.20	100	2004	2004	3	83	4,722	

LAND DESCRIPTION

TOTAL OB/XF 7,767

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