LOT 339
IN OR 1316/615
NORTH HAMPTON PHASE 2 PB 6/328

FRINK NEIL & JOYCE A
85306 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0339-0000

BUILDING CHARACTERISTICS

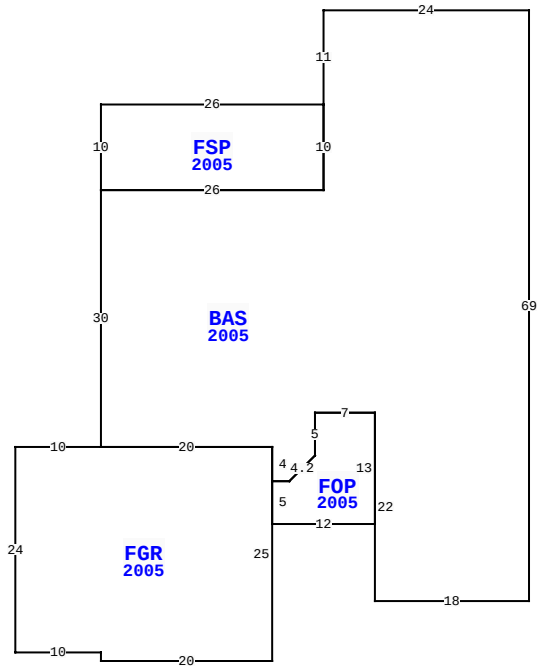
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,316	100	2005	2,316	323,275
FGR	740	55	2005	407	56,811
FOP	121	30	2005	36	5,025
FSP	260	40	2005	104	14,516
TOTALS	3,437			2,863	399,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,863	113.7024	150.09	429,708	2005	2010	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2006 Heated Area: 2316 HX Base Yr 2006



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

85306 AMAGANSETT DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		399,628
TOTAL MARKET OB/XF VALUE		6,890
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		534,018
SOH/AGL Deduction		291,969
ASSESSED VALUE		242,049
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,327
TOTAL JUST VALUE		534,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20008777	REPAIR/RRF	0	10/14/2020
E14252	ELEC OTHER	2,000	02/01/2005
M09154	MECH OTHER	0	02/01/2005
B13909	NEW CONSTR	0	01/01/2005
P0408818	OTHER	0	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1316/0615	5/10/2005	WD	Q	I		310,500
GRANTOR: MORRISON HOMES INC						
GRANTEE: FRINK NEIL & JOYCE						
1154/1626	7/18/2003	WD	U	V	19	400,000
GRANTOR: NORTH HAMPTON LLC						
GRANTEE: MORRISON HOMES INC						

BUILDING NOTES

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	0812	CONCRETE C	0	100	0	0	1,134.00	SF	4.00	4.00	100	2005	2005	3	84	3,810	

BUILDING DIMENSIONS

BAS=[YR=2005] W24 S11 FSP=[YR=2005] W26 S10 E26 N10$ S10 W26 S30 FGR=[YR=2005] W10 S24 E10 S1 E20 N25 W20$ E20 S4 FOP=[YR=2005] S5 E12 N13 W7 S5 D3 L3 W2$ E2 R3 U3 N5 E7 S22 E18 N69$.

LAND DESCRIPTION

TOTAL OB/XF 6,890

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 06/01/2021 BY NWX Total Acres: 0.00 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS