LOT 340
IN OR 2143/1074
NORTH HAMPTON PHASE 2 PB 6/328

GIANELLI LOUIS & JOAN M REVOCABLE TRUST/GIANELLI J
85339 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0340-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

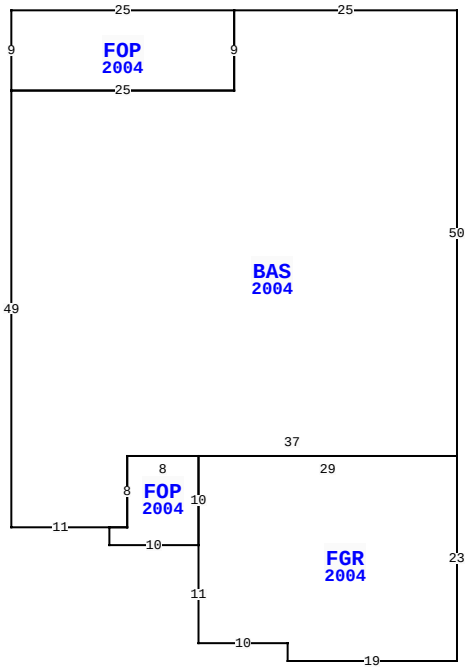
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	323,070
FGR	647	55	2004	356	48,345
FOP	84	30	2004	25	3,395
FOP	225	30	2004	68	9,235
TOTALS	3,335			2,828	384,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,828	114.3072	150.89	426,717	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2018 Heated Area: 2379 HX Base Yr 2018



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

85339 AMAGANSETT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		384,045
TOTAL MARKET OB/XF VALUE		7,235
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		496,280
SOH/AGL Deduction		277,690
ASSESSED VALUE		218,590
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		162,868
TOTAL JUST VALUE		496,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007188	REPAIR/RRF	0	08/12/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/1074	8/28/2017	WD	Q	I	02	350,000
GRANTOR: WILLIAMSON JERRY L						
GRANTEE: GIANELLI LOUIS & JO						
1443/0845	9/06/2006	QC	Q	I	01	100
GRANTOR: WILLIAMSON LINDA						
GRANTEE: WILLIAMSON JERRY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W25 FOP=[YR=2004] W25 S9 E25 N9$ S9 W25 S49 E11 FOP=[YR=2004] S2 E10FGR=[YR=2004] S11 E10 S2 E19 N23 W29 S10$ N10 W8 S8W2$E2 N8 E37 N50$.

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	0812	CONCRETE C	0	100	0	0	1,262.00	SF	4.00	4.00	100	2004	2004	3	83	4,190	

LAND DESCRIPTION

TOTAL OB/XF 7,235

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	000140	C	RES GOLF	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	105,000.00	105,000.00	105,000							

REVIEW DATE 01/06/2023 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS