LOT 341
NORTH HAMPTON PHASE 2 PB 6/328

BARROW ROBERT L JR & SYLVIA V L/E/
85319 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0341-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

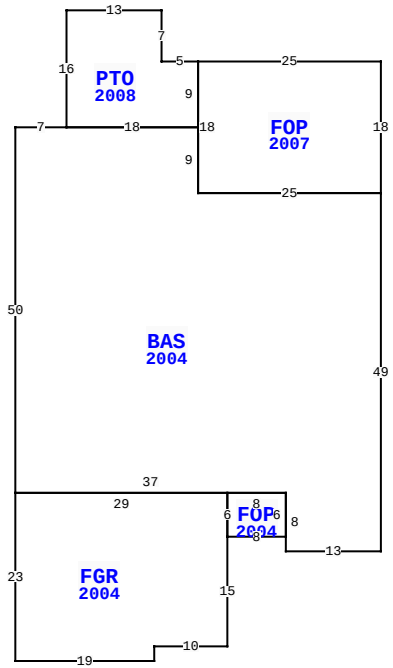
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,379	100	2004	2,379	329,451
FGR	647	55	2004	356	49,300
FOP	48	30	2004	14	1,939
FOP	450	30	2007	135	18,695
PTO	253	5	2008	13	1,800
TOTALS	3,777			2,897	401,185

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,897	116.5647	153.87	445,761	2004	2004	0	0	0	10.00	90.00

1 SNGL FAM – 100% - 2005 Heated Area: 2379 HX Base Yr 2005



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

85319 AMAGANSETT DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		401,185
TOTAL MARKET OB/XF VALUE		7,737
TOTAL LAND VALUE - MARKET		105,000
TOTAL MARKET VALUE		513,922
SOH/AGL Deduction		262,017
ASSESSED VALUE		251,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		201,183
TOTAL JUST VALUE		513,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		494,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21266	SCREEN ROOM	3,676	04/01/2008
E19730	ELEC OTHER	1,200	08/01/2007
M13163	MECH OTHER	0	08/01/2007
B20040	ADDITION	33,900	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2632/627	4/18/2023	LE	U	I	11	100
GRANTOR: BARROW ROBERT JR & SY						
GRANTEE: BARROW ROBERT L III						
1223/0526	4/16/2004	WD	Q	I		266,100
GRANTOR: MORRISON HOMES INC						
GRANTEE: BARROW ROBERT L JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W25 PTO=[YR=2008] W5 N7 W13 S16 BAS=[YR=2004] W7 S50 FGR=[YR=2004] S23 E19 N2 E10 N15 FOP=[YR=2004] E8 N6 W8 S6$ N6 W29$ E37 S8 E13 N49 W25 N9 W18$ E18 N9$ S18 E25 N18$.

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	1,129.00	SF	4.00	4.00	100	2004	2004	3	83	3,748	
3	0910	SCRN RM L	0	100	0	0	203.00	SF	15.00	15.00	100	2008	2008	3	31	944	

LAND DESCRIPTION

TOTAL OB/XF 7,737

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 12/31/2019 BY NWA Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS