LOT 342
NORTH HAMPTON PHASE 2 PB 6/328

RUDASILL MICHAEL & SUSANN
85301 AMAGANSETT DRIVE
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0342-0000

BUILDING CHARACTERISTICS

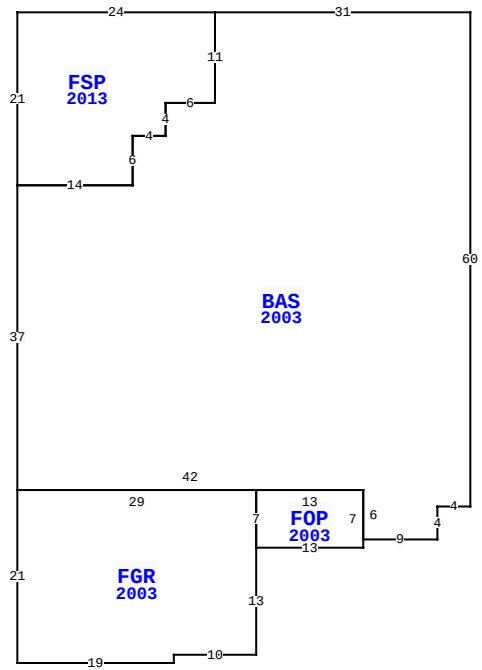
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,832	100	2003	2,832	386,641
FGR	599	55	2003	329	44,917
FOP	91	30	2003	27	3,686
FSP	420	40	2013	168	22,936
TOTALS	3,942			3,356	458,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,356	110.0274	145.24	487,425	2003	2012	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2021 Heated Area: 2832 HX Base Yr 2021



85301 AMAGANSETT DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		458,180
TOTAL MARKET OB/XF VALUE		38,733
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		624,413
SOH/AGL Deduction		240,742
ASSESSED VALUE		383,671
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		332,949
TOTAL JUST VALUE		624,413
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010146	SCRN ENCL	21,980	10/22/2020
20008652	REPAIR/RRF	18,000	10/09/2020
B0311215	NEW CONSTR	209,531	06/02/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2372/0412	6/29/2020	WD	Q	I	02	430,000
GRANTOR: SEITZ PAUL A & COURTN						
GRANTEE: RUDASILL MICHAEL &						
2127/1664	6/19/2017	WD	Q	I	01	431,000
GRANTOR: GENT JAMES A & FAYE E						
GRANTEE: SEITZ PAUL A & COUR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W31 FSP=[YR=2013] W24 S21 E14 N6 E4 N4 E6 N11$
S11 W6 S4 W4 S6 W14 S37 FGR=[YR=2003] S21 E19 N1 E10 N13
FOP=[YR=2003] E13 N7 W13 S7$ N7 W29$ E42 S6 E9 N4 E4 N60$.

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	2003	2003	3	86	3,010	
2	0855	CONC PAVER	0	100	0	0	1,076.00	SF	10.00	10.00	100	2021	2021	3	99	10,652	
3	0911	SCRN RM A	0	100	24	36	805.00	SF	17.50	17.50	100	2020	2020	3	86	12,115	
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2003	2003	3	29	9,663	
6	0855	CONC PAVER	0	100	12	28	336.00	SF	10.00	10.00	100	2020	2020	3	98	3,293	

LAND DESCRIPTION

TOTAL OB/XF 38,733

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	000134	C	RES POND	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