LOT 344
NORTH HAMPTON PHASE 2 PB 6/328

HARTSOCK WALTER D &/GALLIGAR TERRIE
85263 AMAGANSETT DR
FERNANDINA BEACH, FL 32034

2025

12-2N-27-1460-0344-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

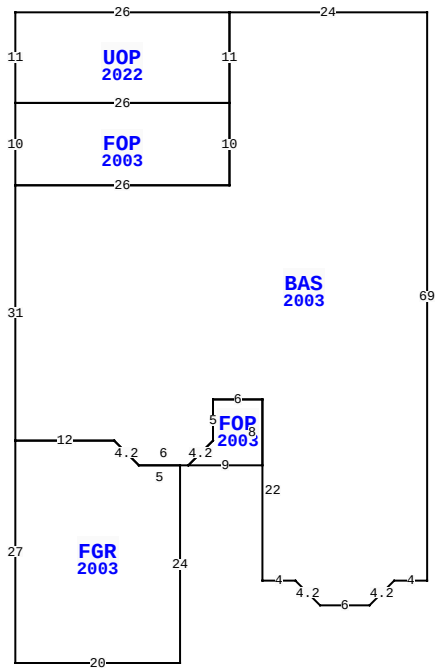
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,418	100	2003	2,418	327,625
FGR	521	55	2003	287	38,887
FOP	53	30	2003	16	2,168
FOP	260	30	2003	78	10,568
UOP	286	20	2022	57	7,723
TOTALS	3,538			2,856	386,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,856	114.6894	151.39	432,370	2003	2003	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 2418 HX Base Yr 2023



85263 AMAGANSETT DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		386,971
TOTAL MARKET OB/XF VALUE		10,965
TOTAL LAND VALUE - MARKET		127,500
TOTAL MARKET VALUE		525,436
SOH/AGL Deduction		170,962
ASSESSED VALUE		354,474
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		303,752
TOTAL JUST VALUE		525,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P0364011	NEW CONSTR	184,990	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/0921	2/07/2022	QC	U	I	11	100
GRANTOR: HARTSOCK WALTER						
GRANTEE: HARTSOCK WALTER & T						
2538/1609	1/31/2022	QC	U	I	11	102,700
GRANTOR: HARTSOCK WALTER D						
GRANTEE: HARTSOCK WALER & TE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W24 UOP=[YR=2022] W26 S11 E26 N11$ S11 FOP=[YR=2003] W26 S10 E26 N10 $ S10 W26 S31 FGR=[YR=2003] S27 E20 N24 W5 U3 L3 W12$ E12 D3 R3 E6 FOP=[YR=2003] E9 N8 W6 S5 D3 L3 $ U3 R3 N5 E6 S22 E4 D3 R3 E6 U3 R3 E4 N69$.

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	0811	CONCRETE B	0	100	0	0	1,542.00	SF	5.20	5.20	100	2003	2003	3	82	6,575	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	100	2005	2005	3	84	1,310	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 10,965

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 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